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LANDSCAPE & VISUAL APPRAISAL

Client

Miller Homes

Project

Land off Charity Close, Desford

Date

November 2025

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Rev	Issue Status	Prepared/Date	Approved/Date
-		SJL/15/10/25	BC/23/10/25
A	Final	SJL/29/10/25	BC/29/10/25
B	Final	SJL/03/11/25	BC/03/11/25

1.0 INTRODUCTION

- 1.1 This Landscape and Visual Appraisal (LVA) has been carried out as part of a Full Planning application for residential development of 85 dwellings with associated vehicular access, footpaths, public open space, landscaping, and drainage infrastructure including pumpstation, by FPCR Environment and Design Ltd (FPCR). The purpose of this LVA study is to provide an assessment of the likely landscape and visual effects of the proposed development. The landscape and visual effects have been considered in relation to the proposals detailed in the planning application.
- 1.2 FPCR is a multi-disciplinary environmental and design consultancy established over 60 years, with expertise in architecture, landscape, ecology, arboriculture, urban design, masterplanning and environmental impact assessment. The practice is a member of the Landscape Institute and Institute of Environmental Management and Assessment and is frequently called upon to provide expert evidence on landscape and visual issues at Public and Local Plan Inquiries.

Site Location

- 1.3 Figures 1 and 2 show the location and context of the site. The site is comprised of a single agricultural field, contained by existing field boundary vegetation. The site is located to the north east of Desford, and lies alongside recent housing that has been constructed off Barns Way.

Proposed Development

- 1.4 The Description of Development is:
- Full application for residential development of 85 dwellings with associated vehicular access, footpaths, public open space, landscaping, and drainage infrastructure including pumpstation.*

2.0 METHODOLOGY

2.1 This LVA has been prepared based upon the Guidelines for Landscape and Visual Impact Assessment, third edition (GLVIA3), published by the Landscape Institute and the Institute of Environmental Management and Assessment, in 2013. The assessment of Landscape Value also takes account of guidance in Landscape Institute Technical Guidance Note 02-21 "Assessing landscape value outside national designations".

2.2 In summary, the GLVIA3 states:

"Landscape and Visual impact assessment (LVIA), is a tool used to identify and assess the significance of and the effects of change resulting from development on both landscape as an environmental resource in its own right and on people's views and visual amenity." (GLVIA3 paragraph 1.1.)

2.3 There are two components of LVIA:

- "Assessment of landscape effects; assessing effects on the landscape as a resource in its own right;
- Assessment of visual effects: assessing effects on specific views and on the general visual amenity experienced by people." (GLVIA3 paragraph 2.21.)

2.4 The GLVIA3 states:

"LVIA can be carried out either as part of a broader EIA, or as a standalone 'appraisal' of the likely landscape and visual effects of a proposed development..."

- *As a standalone 'appraisal' the process is informal and there is more flexibility, but the essence of the approach – specifying the nature of the proposed change or development; describing the existing landscape and the views and visual amenity of the area that may be affected; predicting the effects, although not their likely significance; and considering how those effects might be mitigated – still applies".* (GLVIA paragraph 3.2)

2.5 The components of this report include: baseline studies; description and details of the landscape proposals and mitigation measures to be adopted as part of the scheme; and identification and description of likely effects arising from the proposed development.

2.6 In terms of baseline studies, the assessment provides an understanding of the landscape that may be affected, its constituent elements, character, condition and value. For the visual baseline, this includes an understanding of the area in which the development may be visible, the people who may experience views, and the nature of views.

Assessment of Landscape Effects

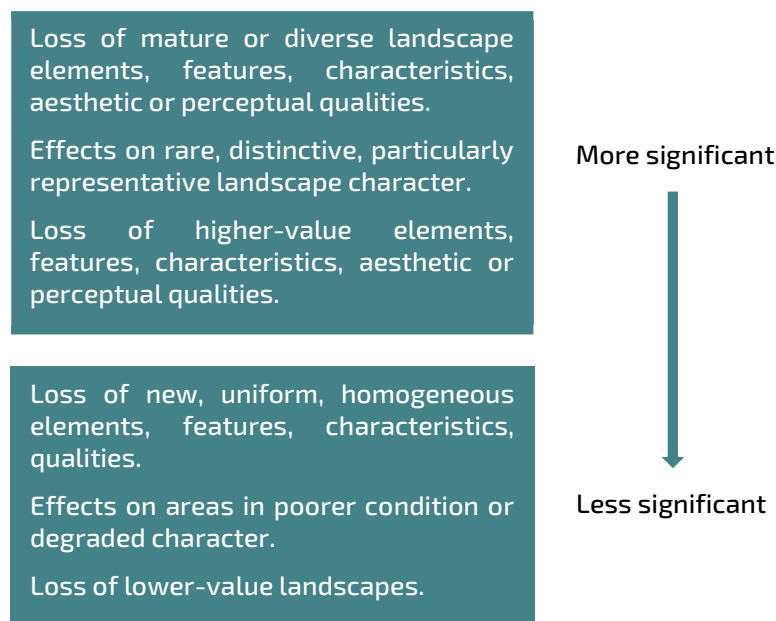
2.7 GLVIA3 states that *"An assessment of landscape effects deals with the effects of change and development on landscape as a resource"* (GLVIA3 paragraph 5.1).

2.8 The baseline landscape is described by reference to existing published Landscape Character Assessments and by a description of the site and its context.

2.9 A range of landscape effects can arise through development. These can include:

- *Change or loss of elements, features, aesthetic or perceptual aspects that contribute to the character and distinctiveness of the landscape;*

- *Addition of new elements that influence character and distinctiveness of the landscape;*
 - *Combined effects of these changes.*
- 2.10 The characteristics of the existing landscape resource are considered in respect of the susceptibility of the landscape resource to the change arising from this development. The value of the existing landscape is also considered.
- 2.11 Each effect on landscape receptors is assessed in terms of size or scale, the geographical extent of the area influenced and its duration and reversibility. In terms of size or scale of change, the judgement takes account of the extent of the existing landscape elements that will be lost or changed, and the degree to which the aesthetic or perceptual aspects or key characteristics of the landscape will be altered by removal or addition of new elements. Geographical extent is considered by reference to the extent of the area over which there will be a change. Duration is considered for the landscape effects, with short term effects being defined as those lasting less than 5 years, medium term effects lasting between 5 and 10 years and long-term effects being defined as anything over 10 years in duration.
- 2.12 The level of effect is determined by considering the sensitivity of the landscape receptors and the magnitude of effect on the landscape. Final conclusions on the overall landscape effects are drawn from the assessment components described. This appraisal describes the nature of the landscape effects, and whether these are adverse or beneficial, at the following stages of development; construction, completion (year 1) and longer term (year 15).
- 2.13 GLVIA3 sets out some guidance on the underlying principles, which are used in this appraisal. This includes Figure 5.10, Scale of significance. Whilst this scheme is not EIA development, and judgements on significance are not therefore required, the Figure does provide useful guidance on reaching an overall judgement on the level of effects. This is repeated below (note this includes the correction of a typo, from the published document).



- 2.14 The criteria used in the appraisal are set out in **Appendix A**.

Assessment of Visual Effects

- 2.15 An assessment of visual effects deals with the effects of change and development on the views available to people and their visual amenity. This appraisal describes the nature of the visual effects and, whether these are adverse or beneficial, at the following stages of development; construction, completion (year 1) and longer term (year 15).
- 2.16 The first stage in the assessment is to identify approximate visibility/ visibility mapping. This has been done by either a computerised Zone of Theoretical Visibility (ZTV)¹, or by manual methods using map study and field evaluation. A series of viewpoints are included within the assessment that are representative of views towards the site from surrounding visual receptors. Other views of the site are included where it supports the description and understanding of the site's landscape and visual characteristics.
- 2.17 The views also typically represent what can be seen from a variety of distances and different viewing experiences.
- 2.18 It is important to remember that visual receptors are all people. For each affected viewpoint, the assessment considers both the susceptibility to change in views and the value attached to views.

"The visual receptors most susceptible to change are generally likely to include:

- *Residents at home;*
- *People, whether residents or visitors, who are engaged in outdoor recreation, including use of public rights of way, whose attention or interest is likely to be focused on the landscape and on particular views;*
- *Visitors to heritage assets, or to other attractions, where views of the surroundings are an important contributor to the experience;*
- *Communities where views contribute to the landscape setting enjoyed by residents in the area;*
- *Travellers on road, rail or other transport routes tend to fall into an intermediate category of moderate susceptibility to change. Where travel involves recognised scenic routes awareness of views is likely to be particularly high."* (GLVIA3 paragraph 6.33.)

"Visual receptors likely to be less sensitive to change include:

- *People engaged in outdoor sport or recreation which does not involve or depend upon appreciation of views of the landscape;*
- *People at their place of work whose attention may be focused on their work or activity, not on their surroundings, and where the setting is not important to the quality of working life (although there may on occasion be cases where views are an important contributor to the setting and to the quality of working life)." (GLVIA3 paragraph 6.34.)*

- 2.19 Each of the visual effects is evaluated in terms of its size or scale, the geographical extent of the area influenced and its duration or reversibility.

¹ Zone of Theoretical Visibility (ZTV): A map usually digitally produced, showing areas of land within which a development is theoretically visible. [GLVIA3]

- 2.20 In terms of size or scale, the magnitude of visual effects takes account of:
- *"The scale of the change in the view with respect to the loss or addition of features in the view and changes in its composition, including proportion of the view occupied by the proposed development;*
 - *The degree of contrast or integration of any new features or changes in the landscape with the existing or remaining landscape elements and characteristics in terms of form, scale and mass, line height, colour and texture;*
 - *The nature of the view of the proposed development, in terms of the relative amount of time over which it will be experienced and whether views will be full, partial or glimpses"* (GLVIA3 paragraph 6.39).
- 2.21 The geographical extent of the visual effect in each viewpoint is likely to reflect:
- *The angle of view in relation to the main activity of the receptor;*
 - *The distance of the viewpoint from the proposed development;*
 - *The extent of the area over which the changes would be visible.*
- 2.22 As with landscape effects, the duration of the effect could be short to long term or permanent and the same definitions apply.
- 2.23 GLVIA3 states that there are no hard and fast rules about what makes a significant effect, and there cannot be a standard approach since circumstances vary with the location and context and with the type of proposal, but the following points should be noted;
- *Effects on people who are particularly sensitive to changes in views and visual amenity are more likely to be significant*
 - *Effects on people at recognised and important viewpoints or from recognised scenic routes are more likely to be significant*
 - *Large-scale changes which introduce new, non-characteristic or discordant or intrusive elements into the view are more likely to be significant than small changes or changes involving features already present within the view.* (GLVIA3 paragraph 6.44)

Overall Landscape and Visual Effects

- 2.24 The final conclusions on effects, whether adverse or beneficial, are drawn from the separate judgements on the sensitivity of the receptors and the magnitude of the effects. This overall judgement is formed from a reasoned professional overview of the individual judgements against the assessment criteria.
- 2.25 GLVIA3 notes, at paragraphs 5.56 and 6.44, that there are no hard and fast rules with regard to the level of effects, therefore the following terms have been used for this appraisal:
- Major
 - Moderate
 - Minor
 - Negligible

- 2.26 Where it is determined that the assessment falls between or encompasses two of the defined criteria terms, then the judgement may be described as, for example, Major-Moderate or Moderate-Minor. This indicates that the effect is assessed to lie between the respective definitions or to encompass aspects of both.

3.0 PLANNING POLICY

National Planning Policy

National Planning Policy Framework (NPPF, December 2024, updated February 2025)

- 3.1 The NPPF sets out the Government's economic, environmental and social planning policy and in combination these policies give the Government's vision of sustainable development. The NPPF emphasises the need for well-designed places, promoting healthy and safe communities and conserving and enhancing the natural environment.
- 3.2 Regarding landscape and green infrastructure, the Natural Environment section of the NPPF provides a policy context for the countryside and green infrastructure. The key objectives include protecting and enhancing valued landscapes and, minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures.
- 3.3 Paragraph 187 states at part a) that planning policies and decisions should protect and enhance valued landscapes and goes on to clarify that this should be in a manner commensurate with their statutory status or identified quality in the development plan. Part b) states that planning policies and decisions should recognise *"the intrinsic character and beauty of the countryside"*.
- 3.4 Paragraph 188 advises that:
"Plans should: distinguish between the hierarchy of international, national and locally designated sites; allocate land with the least environmental or amenity value, where consistent with other policies in this Framework; take a strategic approach to maintaining and enhancing networks of habitats and green infrastructure; and plan for the enhancement of natural capital at a catchment or landscape scale across local authority boundaries".
- 3.5 Paragraph 189 goes on to add:
"Great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and National Landscapes, which have the highest status of protection in relation to these issues". And
"The scale and extent of development within all these designated areas should be limited, while development within their setting should be sensitively located and designed to avoid or minimise adverse impacts on the designated areas."
- 3.6 The site is within an undesignated landscape with no special protected status and is not in the setting of a nationally or locally designated landscape. The character of the site and its immediate context is assessed within this report to help inform decisions regarding *"the intrinsic character and beauty of the countryside"*. The potential to enhance green infrastructure networks is also considered.

Planning Practice Guidance (PPG)

- 3.7 The PPG was first published on 6th March 2014 and is a regularly updated online planning resource which provides guidance on the NPPF and the planning system. Regarding landscape issues, the NPPG records within the Natural Environment chapter that

"The National Planning Policy Framework is clear that plans should recognise the intrinsic character and beauty of the countryside, and that strategic policies should provide for the conservation and enhancement of landscapes. This can include nationally and locally-designated landscapes but also the wider countryside.

Where landscapes have a particular local value, it is important for policies to identify their special characteristics and be supported by proportionate evidence. Policies may set out criteria against which proposals for development affecting these areas will be assessed. Plans can also include policies to avoid adverse impacts on landscapes and to set out necessary mitigation measures, such as appropriate design principles and visual screening, where necessary. The cumulative impacts of development on the landscape need to be considered carefully." (036 Reference ID: 8-036-20190721. Revision date: 21 07 2019)

Local Planning Policy**Hinckley & Bosworth Core Strategy (2009)**

- 3.8 Adopted policy guidance at a local level is set out within the Hinckley & Bosworth Core Strategy and the Site Allocations and Development Management Policies.
- 3.9 With regards to landscape matters the Core Strategy includes Policy 20 Green Infrastructure.

Site Allocations and Development Management Policies (DPD, 2016)

- 3.10 The DPD includes the following policies: DM4 Safeguarding the Countryside and Settlement Separation; and DM10 Development and Design. Whilst these policies cover other matters, beyond that of landscape issues, they are set out in full below.

DM4 Safeguarding the Countryside and Settlement Separation

To protect its intrinsic value, beauty, open character and landscape character, the countryside will first and foremost be safeguarded from unsustainable development. Development in the countryside will be considered sustainable where:

- a) It is for outdoor sport or recreation purposes (including ancillary buildings) and it can be demonstrated that the proposed scheme cannot be provided within or adjacent to settlement boundaries; or*
- b) The proposal involves the change of use, re-use or extension of existing buildings which lead to the enhancement of the immediate setting; or diversification of rural businesses; or*
- c) It significantly contributes to economic growth, job creation and/or*
- d) It relates to the provision of stand-alone renewable energy developments in line with Policy DM2: Renewable Energy and Low Carbon Development; or*
- e) It relates to the provision of accommodation for a rural worker in line with Policy DM5 - Enabling Rural Worker Accommodation. and:*

- i) It does not have a significant adverse effect on the intrinsic value, beauty, open character and landscape character of the countryside; and*
- ii) It does not undermine the physical and perceived separation and open character between settlements; and*
- iii) It does not create or exacerbate ribbon development; with Core Strategy Policies 6 and 9; and*
- iv) If within a Green Wedge, it protects its role and function in line v) If within the National Forest, it contributes to the delivery of the National Forest Strategy in line with Core Strategy Policy 21"*

DM10 Development and Design

Developments will be permitted providing that the following requirements are met:

- a) It would not have a significant adverse effect on the privacy and amenity of nearby residents and occupiers of adjacent buildings, including matters of lighting, air quality (including odour), noise, vibration and visual intrusion;*
- b) The amenity of occupiers of the proposed development would not be adversely affected by activities in the vicinity of the site*
- c) It complements or enhances the character of the surrounding area with regard to scale, layout, density, mass, design, materials and architectural features*
- d) The use and application of building materials respects the materials of existing, adjoining/neighbouring buildings and the local area generally;*
- e) It incorporates a high standard of landscaping where this would add to the quality of the design and siting*
- f) It maximises opportunities for the conservation of energy and resources through design, layout, orientation and construction in line with Core Strategy Policy 24*
- g) Where parking is to be provided charging points for electric or low emission vehicles are included where feasible.*
- h) An appropriate Sustainable Drainage Scheme is submitted to and approved by the relevant Authority. Schemes should incorporate wildlife areas, ponds, swales and permeable paving where appropriate;*
- i) It maximises natural surveillance and incorporates the principles of Secured by Design and has considered the incorporation of fire safety measures.*

In exceptional circumstances where outstanding, innovative design is demonstrated (particularly where high levels of sustainability are an integral feature), applications will be considered favourably, even where this may result in some limited conflict with the above criteria.

Hinckley & Bosworth Local Plan 2020-2041 (Regulation 18, Consultation Document, Autumn 2025)

- 3.11 The site (Land off Barns Way and North of Leicester Lane, Desford, LPR86) is identified as a draft allocation for housing in the Consultation document.

- 3.12 The emerging new Local Plan (Hinckley & Bosworth Local Plan 2020-2041) includes the following, relevant draft policies: SP20 Green Infrastructure, and SP27 Landscape Character.

Desford Neighbourhood Plan 2018-2036

- 3.13 Policies within the Neighbourhood Plan have been considered by the LVA

Policy H1: Settlement Boundary

- 3.13 “...Land outside the defined Settlement Boundary will be treated as open countryside, where development will be carefully controlled in line with local and national strategic planning policies.”

- 3.14 Land to the east of the site, Barns Charity Fields, is defined as a Local Green Space (ENV 1).

- 3.15 Policy ENV6: Safeguarding Important Views refer to views that have been derived through “community consultations and fieldwork”. These have been considered and reviewed by the LVA process.

- 3.16 The Neighbourhood Plan Review 2025 - pre submission - Regulation 14 is currently underway. Within the available documents the **Desford Neighbourhood Plan Review (2024-2036) pre submission version** proposes allocating the site for housing.

Hinckley & Bosworth Borough Council – Landscape Sensitivity Assessment (2017)

- 3.17 The Landscape Sensitivity Assessment provides the context for policies and proposals within the emerging Local Plan. In particular, it assesses the capacity for the landscape to absorb built development (housing and commercial). The report considers several assessment areas and comes to an overall judgment on landscape sensitivity using a five-word point scale: “high, high-medium, medium, medium-low, low”.

- 3.18 The site is not located within an assessment area but lies close to Desford ‘Area 12’ which covers a broad arc of the landscape around the eastern, southern and western parts of the settlement. The report assesses ‘Area 12’ to be of “Medium” sensitivity to residential development.

- 3.19 The report provides guidance to be considered within any new development. Whilst the site lies outside of “Area 12”, these have been assessed and considered by the Proposed Development.

- “Seek opportunities to maintain the rural character of the landscape and, where possible, conserve rural views and the setting of settlement.
- Plan for successful integration of potential new development in the landscape through sensitive design and siting, including use of sensitive materials and use of landscape mitigation to enhance sense of place.
- Seek to retain the pattern of hedgerows and hedgerow trees and encourage the use of traditional Midlands-style hedge laying for management.
- Seek to protect localised areas that retain a natural character and encourage tree planting to replace mature/veteran trees as they begin to deplete.
- Aim to maintain and enhance the recreational assets including rights of way network.
- Consider opportunities to create and promote an integrated green infrastructure network linking the waterways with the urban area.”

Hinckley & Bosworth Borough Council – The Good Design Guide SPD (2020)

- 3.20 The SPD provides overarching guidance on design principles in terms of development. The SPD includes reference to 'landscape' as one of the key components of the design approach and references Landscape Character Assessments.

4.0 BASELINE CONDITIONS

Landscape Character

National Character

- 4.1 National Character Area (NCA) profiles have been prepared by Natural England for the 159 NCA's defined across England and were updated in May 2024.
- 4.2 These NCA profiles describe the key characteristics, the landscape today and how it has changed over time, key facts and data, natural capital and key ecosystem services and landscape change, and they set out statements of environmental opportunity, landscape attributes and opportunities for each NCA. Figure 3 illustrates the NCAs and other defined character areas within the context of the site.
- 4.3 At this very broad landscape scale, the site lies within Natural England's National Character Area (NCA) 94 'Leicestershire Vales'. This NCA stretches from Hinckley in the west to Leicester in the northeast and southwards towards Market Harborough and Lutterworth and therefore covers a very extensive landscape area.
- 4.4 Whilst not all of the key characteristics of the NCA profile is considered to be relevant to the site it is identified in full below for completeness:
- *"An open landscape of gentle clay ridges and valleys underlain by Mercia Mudstone and Lias groups bedrock but with an extensive cover of superficial deposits occasionally giving rise to moderately steep scarp slopes. There is an overall visual uniformity to the landscape and settlement pattern.*
 - *Land use characterised by a mixture of pasture and arable agriculture that has developed on the neutral clay soils.*
 - *Distinctive river valley of the Soar and Swift, with flat flood plains and gravel terraces together with tributaries including the Sence. Riverside meadows and waterside trees and shrubs are common, along with waterbodies resulting from gravel extraction.*
 - *Woodland character derived largely from spinneys and copses on the ridges and the more undulating land and from waterside and hedgerow trees and hedgerows. The density, height and pattern of hedgerows vary throughout.*
 - *Diverse levels of tranquillity associated with contrasts between busy urban areas and some deeply rural parts. Large settlements dominate the open character of the landscape. Leicester, Lutterworth, Hinckley and Market Harborough and related infrastructure, including major roads, are often visually dominant.*
 - *Frequent small towns and large villages often characterised by red brick buildings and attractive stone buildings in older village centres and eastern towns and villages. Frequent, imposing spired churches are also characteristic, together with fine examples of individual historic buildings.*
 - *Rich and varied historic landscape, with the nationally important Bosworth Battlefield near Sutton Cheney, prominent historic parklands and country houses, ridge-and-furrow earthworks and important medieval settlement remains, for example at Wistow Hall, Gumley, Knaptoft and Peatling Magna."*

- 4.5 The NCA is summarised as a *“large, relatively open, uniform landscape composed of low-lying clay vales interrupted by a range of varied river valleys. Its sense of place comes less from its overall landform and more from its visually dominant settlements and views towards surrounding higher ground. The city of Leicester dominates the northeastern corner of the NCA”*.

LOCAL LANDSCAPE CHARACTER

Hinckley & Bosworth Landscape Character Assessment (2017)

- 4.6 The Hinckley and Bosworth Borough Landscape Character Assessment has been undertaken at a Borough level. It subdivides the landscape into a series of Landscape Character Areas (LCA), Landscape Character Types (LCT) and Urban Character Areas (UCA).
- 4.7 The site and the wider landscape around Desford lies entirely within Rolling Farmland (LCT) and Newbold & Desford Rolling Farmland (LCA).
- 4.8 The study identifies a series of key characteristics which are set out below.
- *“Gently rolling landform rising to the north from the lower lying land around the River Soar.*
 - *Clustered villages of varying size centred on crossroads.*
 - *Predominantly arable farmland with clustered areas of industry and recreational facilities near to the village fringes.*
 - *Tree cover is limited, with scattered trees and small linear woodland copses.*
 - *Large to medium sized field pattern defined by single species hawthorn hedgerows.*
 - *Good network of footpaths link settlements.*
 - *Few major roads.*
 - *Open views where hedgerows have been removed, giving an impression of a large scale landscape.*
 - *Electricity pylons and wind turbines are often prominent vertical features in this open landscape.”*
- 4.9 The Study goes onto provide a series of Landscape Strategies in response to key outlined sensitivities. These are
- *“Conserve historic field patterns where possible, and the agricultural setting to isolated farmsteads.*
 - *Conserve the relatively small-scale villages and ensure any new development contributes positively to the character and built vernacular.*
 - *Conserve and enhance pedestrian access between adjacent villages including the recreational and ecological corridor of Rotherley Brook.*
 - *Conserve Mallory Park and its predominantly rural setting.*
 - *Conserve and enhance the long, panoramic views from higher ground of uncluttered skylines and church spires, and consider the visual impact of vertically prominent elements in any new development.*
 - *Conserve and enhance the biodiversity of the landscape through a mosaic of habitats.*

- *Identify opportunities for replacement of hedgerows along roadsides and their future management as landscape features.*
- *Promote regeneration and enhancement of tree cover through establishment of linear copses and hedgerow trees within field boundaries and around urbanising influences."*

4.10 The report also considers a number of Urban Character Areas (UCA) and this include Desford. Whilst the site lies outside this UCA, the LVA has reviewed and considered the report's commentary. The report includes several townscape strategies, and one of which is
"Encourage proposals to provide landscape enhancements, including tree planting, to the settlement edge."

Designations

- 4.11 Figure 4 illustrates designations and features within the site and immediate context.
- 4.12 The site and wider landscape are not subject to any landscape designations.
- 4.13 There are a series of listed buildings associated with Desford settlement, the closest of which is Grade II listed 'Bosworth Community & Sports College' around 300m to the southwest. Desford includes a Conservation Area.
- 4.14 There is a Local Wildlife Site (LWS) to the immediate northeast of the site.

Topography

- 4.15 The following should be read in conjunction with Figure 5.

Context – Landform

- 4.16 The settlement of Desford lies on a local rise in the landscape (c130-124m Above Ordnance Datum AOD, with the land generally falling away from the village in an easterly direction. There is a slight rise in the landscape at Botcheston to the north (c100m AOD).

Site – Landform

- 4.17 Landform is at its highest to the northwest corner of the site at 107m AOD. West to east the landform gently falls away to around 98m AOD at its lowest point situated in the south eastern edge of the site.

Site and Immediate Context

- 4.18 An assessment of landscape character of the site and its immediate context has been carried out, providing a finer level of assessment than the published studies.
- 4.19 The site is comprised of a single arable field. It is well defined along all edges by existing vegetation in the form of hedgerows and trees. To the southwest the site lies alongside recently built housing off Barnes Way, which includes nearby green space, play equipment and attenuation basins. Individual properties reside to the north and north west of the site off Station Road set within woodland and trees. To the east of the site are agricultural field parcels similarly defined along their boundaries by hedgerows and other vegetation.
- 4.20 None of the site is publicly accessible.

Landscape Value

- 4.21 In terms of "landscape value" it is appropriate to examine the role of the site and its immediate context in terms of the range of local factors set out in Landscape Institute (LI) Technical Guidance Note (TGN) 02-21 and summarised in the methodology. This considers the landscape in terms of a range of factors as set out below. As a starting point, landscape designations have been considered.

Designations:

- 4.22 The site and its wider landscape context are not subject to any national, local or other landscape designations.

Natural Heritage:

- 4.23 A Local Wildlife Site (Barnes Charity Fields) borders the north eastern edge of the site and is designated as a result of its grassland habitat.
- 4.24 The site comprises a single arable field which is judged to be of limited ecological value. Six hedgerows lie within the site and none of these are judged by the application's Ecological Appraisal as being species rich or 'important from a Hedgerows Regulations perspective.
- 4.25 An Arboricultural Assessment accompanies the application. There are a few mature trees within the site's perimeter hedgerows. None of which are judged to be of Grade A Quality from an arboricultural perspective.

Cultural Heritage:

- 4.26 There is cultural heritage associated with the site and its immediate context. There are listed buildings within the settlement and Conservation Area of Desford. There is no significant intervisibility between the Conservation Area and the site due to the intervening screening effects of the more modern built-up area of the village.

Landscape Condition:

- 4.27 In general, the landscape of the site and immediate area is in moderate condition. The site is in use for arable farming. There is presence of intact existing vegetation along its boundary edges.

Associations:

- 4.28 The site and immediate area is not subject to any known events, specific cultural associations or prominent events in history.

Distinctiveness:

- 4.29 The landscape of the site does not contain any rare, unusual or irreplaceable landscape features. The local landscape are characterised by agricultural fields, bound by hedges and trees.

Recreational Value

- 4.30 None of the site is publicly accessible. There are a limited number of public rights of way within the local landscape to the east of Desford. There is a Public Footpath a little way to the south of the site, off Leicester Lane, which heads east to Park House Farm.

Perceptual (Scenic, Wildness and tranquillity):

- 4.31 The site is situated on the settlement edge of Desford in close proximity to existing road networks and built elements. Overall, it is considered that the site and its immediate landscape does not display any pronounced sense of scenic quality that appeals to the visual senses, no pronounced sense of tranquillity, and no sense of wildness.

Functional aspects:

- 4.32 The site doesn't have a particular functional aspect. It does not sit within a landscape designation nor part of an identified green infrastructure strategy. Trees and hedgerows around the site and within the immediate context contribute to the healthy functioning of the landscape.
- 4.33 In conclusion and having appraised the above factors it is judged that the site and the immediate landscape is of medium landscape value.

Visual BaselineVisibility Mapping

- 4.34 A ZTV (Zone of Theoretical Visibility) exercise has been undertaken (see Figure 6). To assist the initial visual study, the ZTV has been generated based upon a scenario of 9m high buildings (which is the equivalent to 2 storey dwellings) across the proposed built development areas. This provides a useful starting point to understand visibility.
- 4.35 The ZTV identifies the theoretical visibility of the Proposed Development and takes into account screening effects within the local and wider landscape, such as landform, built form and significant areas of existing vegetation. More refined visual analysis has been undertaken through field work. This has uncovered the nuances of localised screening effects (e.g. copses, hedgerows, and buildings), which provide a greater understanding of the site's visibility and the extent of views for receptors (e.g. whether these are full, partial, or glimpsed).
- 4.36 The baseline visual study includes an understanding of the area in which the Proposed Development may be visible, the groups of people who may experience views, the viewpoints where they may be affected and the nature of these views.
- 4.37 A visual appraisal has been undertaken for the site. This has explored the nature of the existing visual amenity of the area and sought to establish the visibility of the site from surrounding locations and receptors. A series of photo viewpoints have been selected which support this analysis.
- 4.38 Photographs have been taken to illustrate a view from a specific vantage point, or to demonstrate a representative view for those receptors that are moving through the landscape, e.g. rights of way users. The photographs demonstrate varying degrees of visibility and include both short and long range views. The photographs were taken on the 25th February 2025 and are therefore winter views where visibility across the landscape is likely to be greater as vegetation is not in leaf. Seasonal differences have been taken into account when determining the visual effects on these receptors.
- 4.39 'Photo Viewpoints', as referred to in this report are 'Type 1 Visualisations' or 'Annotated Viewpoint Photographs', as referred to in the Landscape Institute Technical Guidance Note on 'Visual Representation of Development Proposals' (TGN 06/19).

- 4.40 Visual receptors include residents; users of public rights of way, open spaces, and recreational facilities; highways users; and people at their place of work. In general, and as expressed by GLVIA3, the first two categories (residents and rights of way users) are normally of higher susceptibility to change, although the surrounding context can, in some cases, have a bearing on susceptibility.
- 4.41 The availability of views of the site for visual receptors has been undertaken in parallel with the baseline landscape study. The fieldwork analysis has determined those visual receptors within the landscape that have views of the site (full, partial, glimpsed), and therefore potential views of the Proposed Development.

Photo Viewpoints

- 4.42 An assessment of the likely visual effects of the proposed development upon surrounding receptors is detailed in the subsequent section. Figure 6a details the location of the Photo Viewpoints and the Visual Receptors assessed. These are considered to provide a fair and representative range of receptors and viewpoints for the purpose of the LVA and provide a proportionate approach in terms of the likely impacts (change) and consequential level of effect on receptors.
- 4.43 Figures 7-15 contain the photographs. They are described below.

Photo Viewpoint 1

- 4.44 Photo viewpoint 1 is representative of residents to the immediate south west of the site off Barnes Way. This includes residents at Cortanis Lane and Charity Lane. Views are afforded of an area of green space, which includes a drainage feature, children's play area and a recreational route. There are views into the site and the local landscape to the east with views filtered to some degree by a boundary hedgerow/tree cover. Users of the play area and recreational route have views of the site together with views of new housing.

Photo Viewpoint 2

- 4.45 Photo viewpoint 2 is a view experienced by road users on Leicester Lane. Existing vegetation in the form of trees and hedgerows beside the road prevent clear views into the site. Near the site, the lane leading to the farmstead of Manor Farm has a well managed hedgerow with trees, which limits views from this location. Vegetation associated with the existing built-up area to south of the site further limits views from Leicester Lane.

Photo Viewpoint 3

- 4.46 Photo viewpoint 3 is typically representative of the viewing experience for road users of Desford Lane and for residents on the edge of Newtown Unthank. Views of the site are essentially prevented by existing vegetation along intervening field parcels. Glimpsed views are available from the rooftops of the built up of areas Desford to south west of the site.

Photo Viewpoint 4

- 4.47 Photo viewpoint 4 is a view for public right of way users north/north east of the site (R49/1). This is taken from higher land to the north of Newtown Unthank. There are some opportunities for distant views of the site, seen within the context of built elements in Newton Unthank and Desford that are apparent in the view. Employment buildings south of Desford Lane are noticeable elements in the viewing experience.

Photo Viewpoint 5

- 4.48 Photo viewpoint 5 is taken from higher land to the north of Newtown Unthank on the approach to Botcheston (R43/1). From this elevated position there are wider views looking south across the landscape with views of agricultural land, hedges and trees and some occasional intermittent views of built elements in Newtown Unthank and Desford. Vegetation along Station Road and within the intervening landscape restricts and obscures views of the site.

Photo Viewpoint 6

- 4.49 Photo viewpoint 6 represents the typical view for public rights of way users on Public Footpath R93/1. A rise in the landform near Station Road together with intervening mature, tall vegetation prevents and restricts clear views of the site.

Photo Viewpoint 7

- 4.50 Photo viewpoint 7 represents the experience of public rights of way users on the Public Footpath to the south east of the site (R98/6). There are some comparatively distant views of the site. The viewing experience includes views of the Academy building as well as vegetation around the road networks and field parcels.

Photo Viewpoint 8

- 4.51 This is a view from Public Footpath (99/2) to the south east of Desford. Manor Farm, off Leicester Lane can be partially seen in the view together with built elements at Desford. Intervening vegetation within the landscape prevents and restricts clear views of the site.

Photo Viewpoint 9

- 4.52 Photo viewpoint 9 represents the view experienced by public rights of way from Public Footpath SD/1, near Park House Farm. The route is slightly elevated and provides users with opportunities for views across the local landscape towards Desford. There are views of new housing off Barnes Way and building at Manor Farm. There are views of the site observed alongside the settlement edge.

Summary of Visual Baseline

- 4.53 The baseline analysis results in a number of reasoned conclusions which are summarised below:
- There are close range views of the site for residents that lie directly to the west off Barnes Way. This includes residents on the edge of Cortanis Lane and Charity Close.
 - Close range views of the site are afforded for users of the adjacent play area and recreational route within the green space that lies between the site and Cortanis Lane.
 - Whilst there is mature vegetation within and around properties off Station Road to the north, it is expected that there are some opportunities for views of the site for residential receptors.
 - There are views of the site (and the built up area of Desford) for Footpath users (SD/1) as they head towards Desford near Park Hill House.

- The screening effects of the built-up area of Desford, which occupies a rise in the landscape, prevents visibility of the site from the wider landscape to the west.
- From elevated footpaths to the north, views of the site are restricted by intervening woodland, trees and hedgerows. This includes vegetation within the vicinity of Station Road.
- There are no clear views of the site for receptors within Newton Unthank and Botcheston as a result of intervening screening elements in the landscape which comprise overlapping vegetation and gentle rises in landform character.

5.0 LANDSCAPE PROPOSALS

Introduction

- 5.1 The development proposals are described in the Design and Access Statement and the Site Layout that accompanies the planning application. The existing landscape resource and the visual receptors and amenity of the site have been considered by the planning and design process and have informed the resultant scheme. This approach has entailed collaboration between landscape, urban design, ecological and other professionals. The landscape components of the scheme are an important integral part of the proposals.

Landscape Design and GI Objectives

- 5.2 The key objectives of the landscape and GI proposals for the scheme are to:
- Retain boundary hedgerows and mature trees.
 - Create a broad arc of landscape habitats within the eastern part of the site. This will comprise new boundary planting in the form of broadleaved copses, trees and hedgerows which will reinforce and strengthen the boundary hedgerows, and will also include open area areas of natural and accessible green space.
 - Retain and deliver new planting which will integrate built development into the landscape, whilst a combination of planting and green space will provide a sensitive transition between the built edge and the wider countryside.
 - Provide an appropriate design response to the adjacent Local Wildlife Site (LWS) by setting built development away from the LWS and by delivering new grassland and planting along the site's boundary edge.
 - Provide a variety of new landscape habitats that can deliver long term benefits for local landscape character as well as benefits for biodiversity and recreation.

Landscape and Green Infrastructure (GI) Proposals

- 5.3 The landscape proposals for the scheme are detailed in the accompanying planning application and the submitted Landscape Plan.

Landscape Management

- 5.4 All of the landscape areas will be managed and maintained. This would be secured through the implementation of a Landscape Management Plan (LMP), or similar, to ensure the successful establishment of new habitats and the on-going management of existing and new landscape features.

6.0 LANDSCAPE AND VISUAL EFFECTS

- 6.1 The following section outlines the likely landscape and visual effects that would arise from the Proposed Development. Schedules detailing these likely landscape and visual effects for the receptors are included in Appendices B and C respectively. Please refer to these in conjunction with the following descriptions.

Landscape Effects

Construction

- 6.2 To provide appropriate mitigation during the construction phases it is expected that all works would be carried out in accordance with best practice procedures to minimise impacts on landscape character and visual amenity. This is expected to be set out within a Construction & Environmental Management Plan (CEMP). The CEMP will include measures and protocols to minimise impacts on the environment during the construction stage. This is expected to be secured through planning condition(s) and will be subject to approval by the LPA.
- 6.3 Given their scale and the limited extent of change upon them, the landscape effects on the Leicestershire Vales NCA (and nearby Leicestershire & South Derbyshire Coalfield NCA) are assessed as being **Negligible Adverse** at construction.
- 6.4 The landscape effects on the Newbold & Desford Rolling Farmland LCA is assessed as being **Negligible Adverse** at construction.
- 6.5 For the site and its immediate context, effects at the construction stage are judged to be **Moderate Adverse** due to the inherent and irreversible change to the nature of the site from arable fields to built development.
- 6.6 Construction effects would be temporary and over the short term.

Operation (following Completion and in the longer term)

- 6.7 Effects on the NCA are judged to be **Negligible Adverse** on completion and long term given that fact that extensive areas of the NCA will not be impacted.
- 6.8 Effects on the Newbold & Desford Rolling Farmland LCA are judged to be **Negligible Adverse** at completion and in the longer term, given the scale of the character area and the limited extent of change. The development will be well-contained and would be located alongside the settlement edge of Desford. The Proposed Development's landscape proposals of copses, trees and hedges will provide some longer-term localised benefits. This accords with the development guidelines for the LCA which includes "*enhancement of tree cover through establishment of linear copses and hedgerow trees within field boundaries and around urbanising influences*".
- 6.9 At the site and in its immediate context, effects are judged to be **Moderate Adverse** on completion due to the change from arable use to built development. This level of effect is derived from fact that the landscape impact would be limited in extent to the loss of a single arable field that has very limited landscape features of note and that development would be observed within the context of the existing recently built new housing. By Year 15, effects are judged to be reduce to **Minor Adverse** which takes into account the localised benefits that would be created by establishing and maturing landscape habitats within and around the site which includes copses, trees and hedgerows.

Visual Effects

Construction

- 6.10 Regarding visual amenity, mitigation measures are expected to include the use of perimeter hoardings and fencing to screen construction activities, whilst appropriate locations for site huts and compounds will be located away from sensitive landscape and visual receptors.
- 6.11 Construction effects would be temporary and over the short term.
- 6.12 The most marked level of effect experienced during construction would be experienced by Receptors D (Residents immediately adjacent at Cortanis Lane, Charity Close). At construction, the Proposed Development will be evident given the proximity of these receptors with clear views of construction related activity. Effects are judged to be **Major-Moderate Adverse** at construction.

Operation (following Completion)

- 6.13 The following provides a summary of the visual effects assessment included at Appendix C.

Residential Properties and Settlement

- 6.14 Receptor A (Residents of Botcheston) will experience **Negligible Adverse** effects at completion and year 15, as views for residents of the Proposed Development will be difficult to discern due to the distance and intervening features in the landscape of gentle rises in the landform and overlapping vegetation. Any potential views that might be experience are likely to be observed alongside views of the existing built up area of Desford and would be inconsequential in nature.
- 6.15 Effects for Receptor B (Residents of Newtown Unthank) are judged to be **Minor-Negligible Adverse** at completion, with potential views of the Proposed Development likely to be observed within the context and backdrop of the built-up area of Desford. At year 15 effects are judged to reduce to **Negligible Adverse** on account of the establishing and maturing landscape habitats around the perimeter of the site that would filter views of the built development.
- 6.16 Receptor C (Residents off Station Road that are close to the site) will have some views of the Proposed Development with views filtered and obscured to some degree by intervening mature tree cover. Given their location close to the site effects are judged to be **Major-Moderate Adverse** at completion. At Year 15, effects are judged to reduce in degree to **Moderate Adverse** as landscaping along the site boundaries will be established and maturing, and which will filter and 'soften' views of the built form. These effects are restricted to a limited number of residents.
- 6.17 Receptor D (Residents immediately adjacent to the site (Cortanis Lane, Charity Close) will experience close range views of the Proposed Development beyond an intervening area of green space. Effects are judged to be **Major-Moderate Adverse** at completion. At year 15, effects are judged to reduce to **Moderate Adverse**, as new tree cover beside the existing boundary hedgerow will be established and maturing and will assist in filtering and 'softening' views of built elements.
- 6.18 Receptor E (Residents of Manor Hill Farm) will experience some views of the Proposed Development and this would be observed within the context of views of the existing built-up area of Desford. Effects are judged to be **Moderate Adverse** at completion. By year 15 effects

are judged to reduce to **Moderate- Minor Adverse**, as boundary planting will be established and maturing and will assist in filtering and 'softening' views of the development. These effects are limited to that of a single receptor.

- 6.19 Receptor F (Residents of Bungalow and Park House Farm (east of the site) will have views of the Proposed Development and these will be experienced and viewed against the backdrop of the built-up area of Desford. Effects are judged to be **Moderate-Minor Adverse** at completion. At year 15, effects are concluded to reduce to **Minor Adverse**, on account of the established and maturing landscape habitats around the boundaries of the site that will provide a wooded edge to the settlement, filtering and 'softening' views of the built form.

Public Rights of Way (PROW) and Other Footpaths etc

- 6.20 Receptor G (PRoW Users west of the site (R93/1, R92/2) are judged to have **Negligible Adverse** levels of effect at completion and year 15.
- 6.21 Receptor H (PRoW Users south of the site (R97/1, R98/6, R99/2) are judged to experience **Minor Adverse** levels of effect at completion as the Proposed Development will be partially visible and experienced within the context of built elements in Desford that are apparent in the viewing experience. By year 15, effects are judged to reduce to **Minor-Negligible Adverse** as planting will have begun to mature around the periphery of the Proposed Development helping to filter and 'soften' views of the built form .
- 6.22 Receptor I (PRoW Users east of the site (S2/1) are judged to experience **Moderate Adverse** effects at completion. The Proposed Development would be observed against the backdrop of the built-up area of Desford, and specifically housing at Cortanis Lane and Charity Close. By year 15 planting along edge of the new development will have established and will be maturing and will create a wooded edge to the development. This will help the development assimilate into the wider landscape context. Effects are judged to reduce to **Minor Adverse**.
- 6.23 Receptor J (PRoW Users north of the site (R49/1, R43/1) are judged to experience **Minor - Negligible Adverse** levels of effect at completion, with partial views of the development observed within the context of other built features apparent in the viewing experience and filtered by intervening vegetation. By year 15 effects are concluded to reduce to **Negligible Adverse** on account of the maturing nature of the landscaping proposals that will filter and 'soften' views of built elements.

Roads & Transport Users

- 6.24 Receptors K (Road Users of Leicester Lane), L (Road Users of Station Road) and M (Road Users of Desford Lane/Botcheston Road) are all judged to have **Minor-Negligible Adverse** levels of effect at completion as views of the Proposed Development will be intermittent and fleeting in nature and observed by receptors within the context of other built elements. By year 15 effects are judged to reduce to **Negligible Adverse** on account of the maturing nature of the landscape proposals that would integrate development into its settlement edge context.

7.0 SUMMARY AND CONCLUSIONS

- 7.1 This Landscape and Visual Appraisal (LVA) has been carried out as part of a full planning application for residential development of 85 dwellings with associated vehicular access, footpaths, public open space, landscaping, and drainage infrastructure including pumpstation, by FPCR Environment and Design Ltd (FPCR).
- 7.2 The purpose of this LVA study is to provide an assessment of the likely landscape and visual effects of the proposed development. The landscape and visual effects have been considered in relation to the proposals detailed in the planning application.
- 7.3 The site is comprised of a single arable field, contained by existing field boundary vegetation. The site is located to the north east of Desford and lies adjacent to existing newly built housing at Cortanis Lane and Charity Close.
- 7.4 The site is a draft housing allocation with the emerging Local Plan Hinckley & Bosworth Local Plan 2020–2041 (Regulation 18, Consultation Document, Autumn 2025).
- 7.5 The Neighbourhood Plan Review 2025 - pre submission - Regulation 14 is currently underway. Within the available documents the Desford Neighbourhood Plan Review (2024–2036) pre submission version proposes allocating the site for housing.
- 7.6 The site and immediate area are not covered by any quality landscape designations. Whilst boundary hedges and trees are of some local value the site contains no significant landscape features and is influenced by the adjacent built-up area. The Proposed Development will retain and reinforce these features. The site not subject to any natural or heritage designations. The site is not publicly accessible.
- 7.7 Whilst there will be impacts and levels of adverse effects, as there would for any development on a greenfield site, these effects would be localised in extent. The landscape proposals include the retention and enhancement of boundary hedgerows with the planting new copses, trees, and hedgerows to create a wooded edge to the development. The proposals also include a broad arc of natural greenspace that can be designed and managed to provide biodiversity and recreational benefits. This landscape strategy will sensitively integrate built development into the landscape.
- 7.8 In conclusion, it is assessed that the site and its immediate context has the ability to absorb change through the introduction of the Proposed Development and its associated landscape proposals. The proposals have been designed in line with policy and the relevant character assessments and will be appropriate to the local landscape and settlement context. Overall, it is judged that the effects, as result of the proposed development, will not give rise to any unacceptable landscape or visual harm.

FPCR Environment and Design Ltd

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 Site Boundary

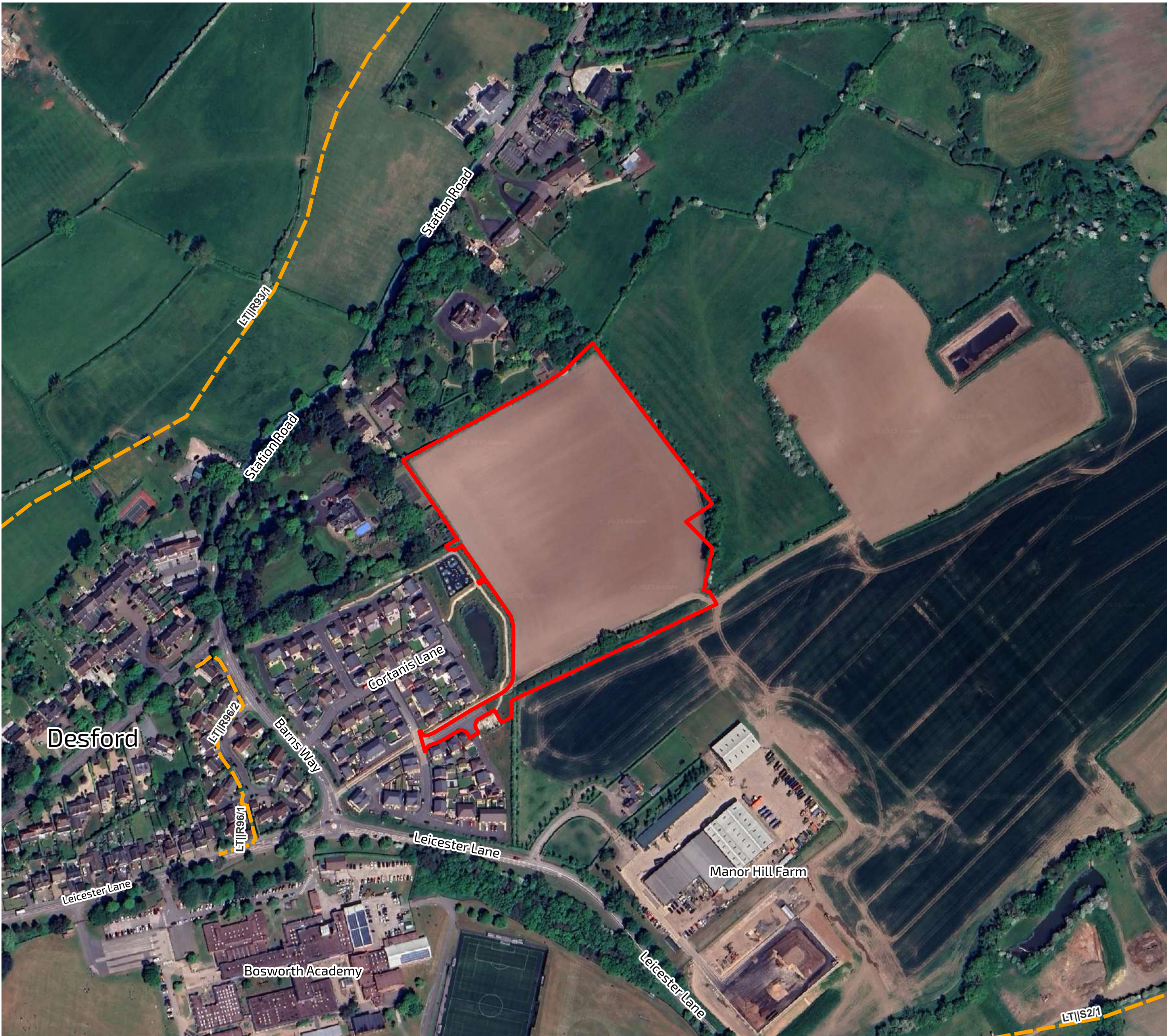
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03/11/25	JDS/SJL

client	Miller Homes
project	Land off Charity Close, Desford

title	scale
SITE LOCATION	1:12,500 @ A3

number	rev
FIGURE 1	A

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Site Boundary

Public Rights of Way



Footpath

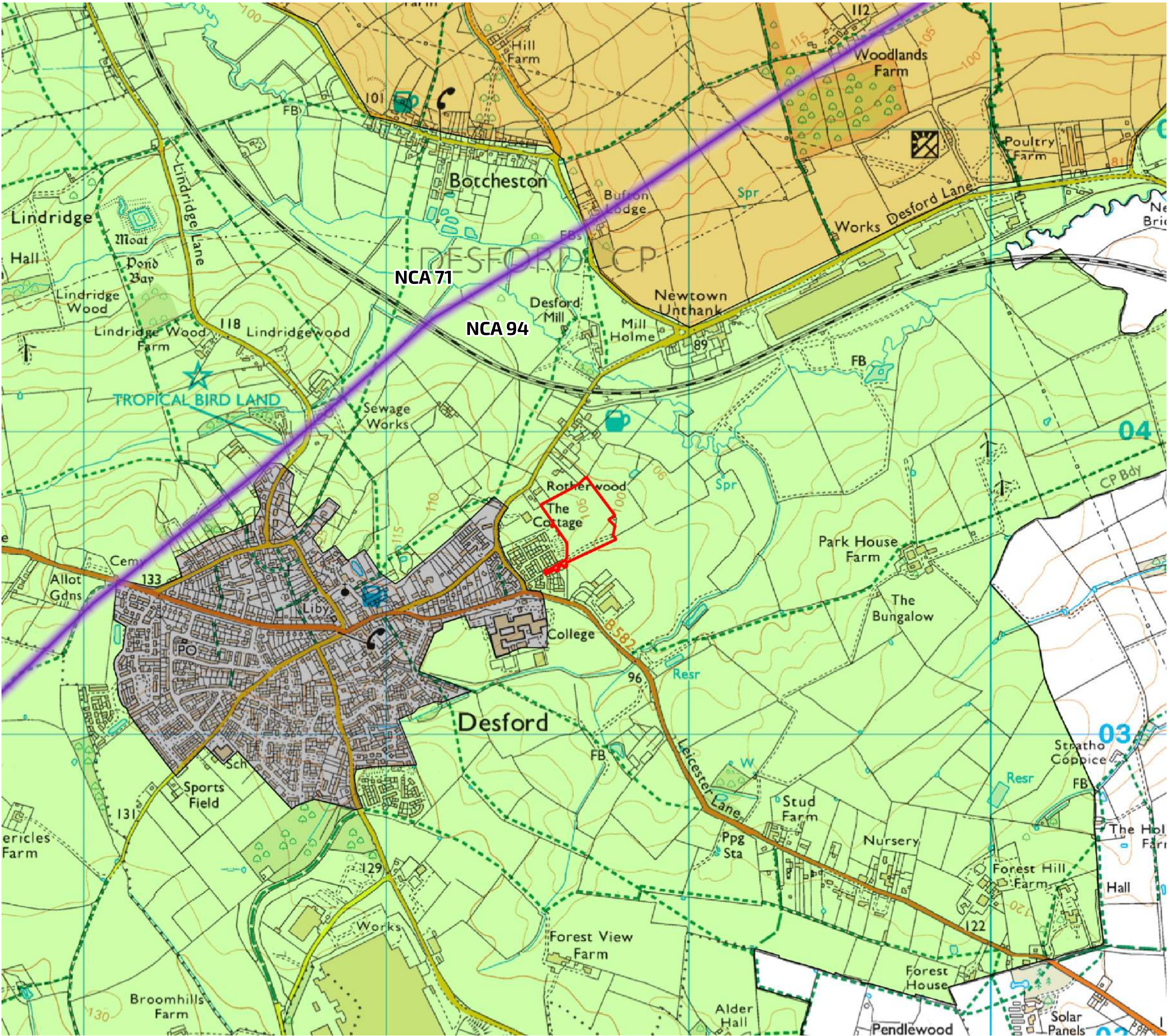
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client	Miller Homes
project	Land off Charity Close, Desford

title	AERIAL PHOTOGRAPH	scale	1:3,000 @ A3
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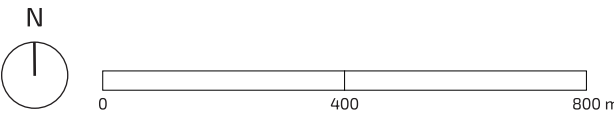
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- Site Boundary
- National Character Areas
 - NCA 71: Leicestershire and South Derbyshire Coalfield
 - NCA 94: Leicestershire Vales

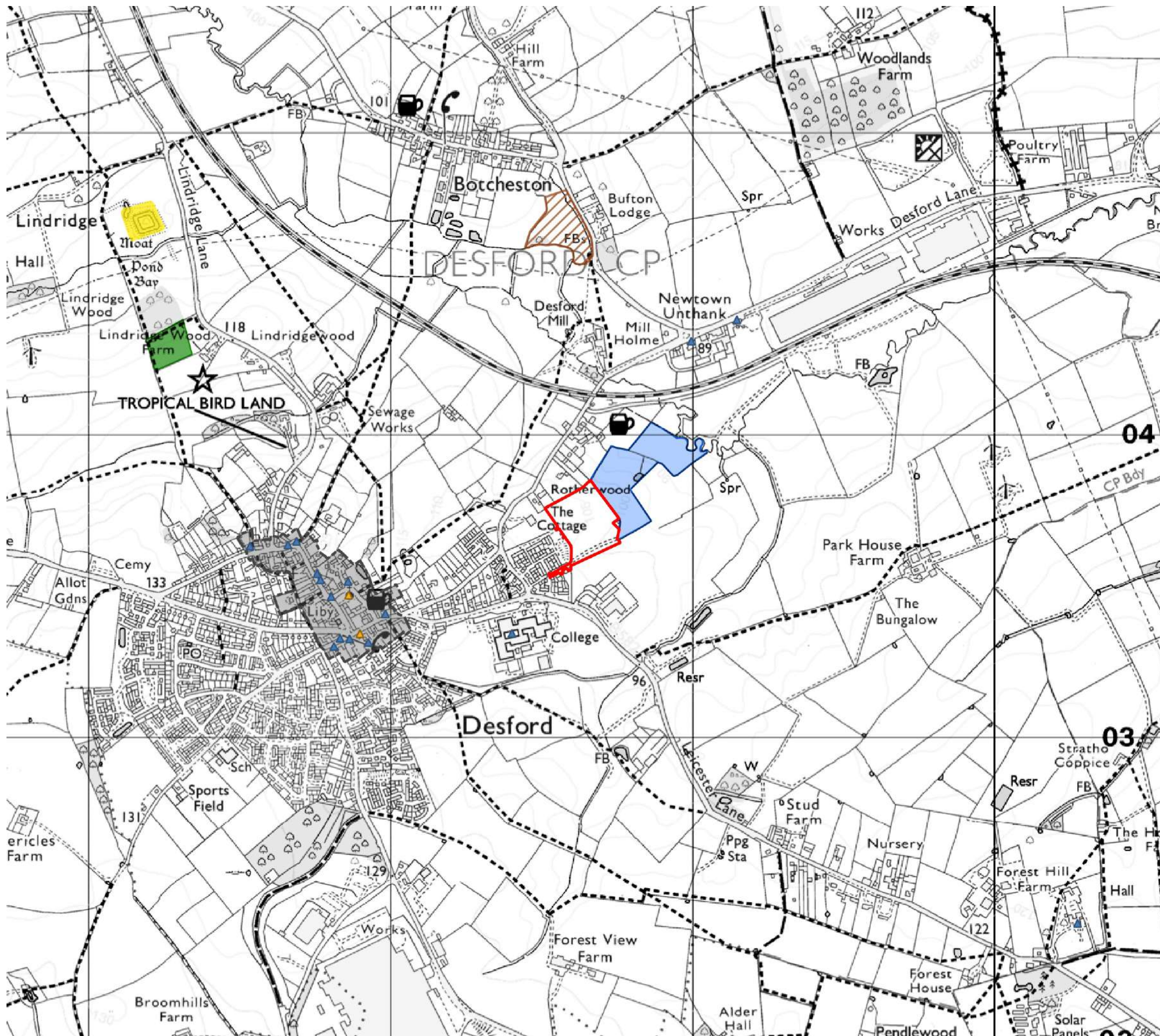
Hinckley and Bosworth Landscape Character Assessment 2017: Landscape Character Areas

- Charnwood Fringe Settled Forest Hills
- Newbold and Desford Rolling Farmland
- Desford Urban Area

date	03/11/25	drwn/chkd	JDS/SJL
client	Miller Homes		
project	Land off Charity Close, Desford		

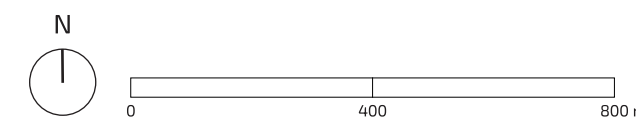
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number	FIGURE 3	rev	A
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- Site Boundary
- Ancient Woodland
- Sites of Special Scientific Interest - Botcheston Bog
- Conservation Areas
- Scheduled Monuments
- Local Wildlife Sites

Listed Buildings

- Grade II*
- Grade II

date
03/11/25

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Miller Homes

project
**Land off Charity Close,
Desford**

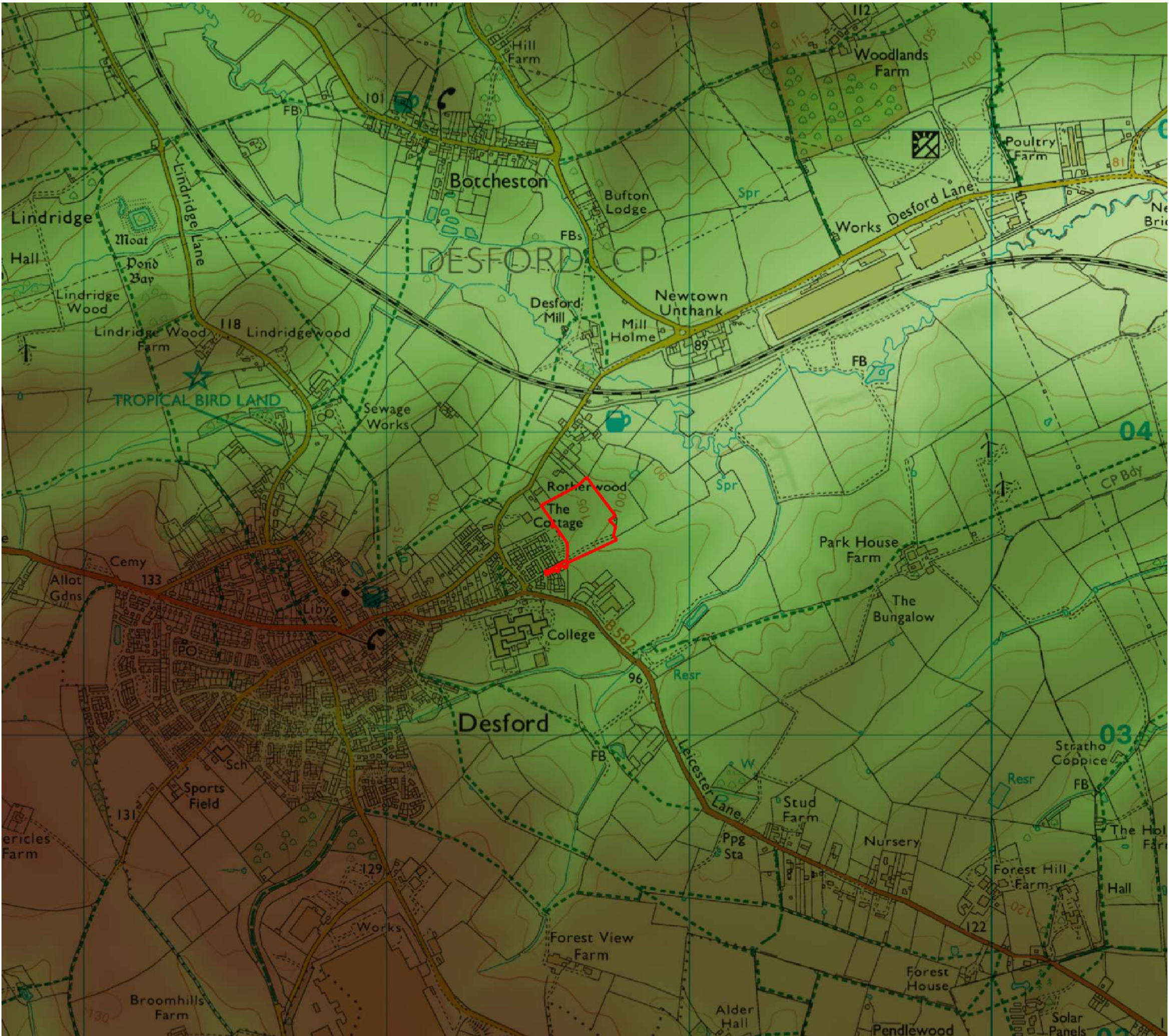
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DESIGNATIONS

scale
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number
FIGURE 4

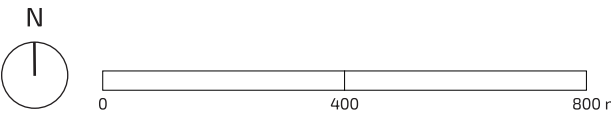
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 Site Boundary

Topography

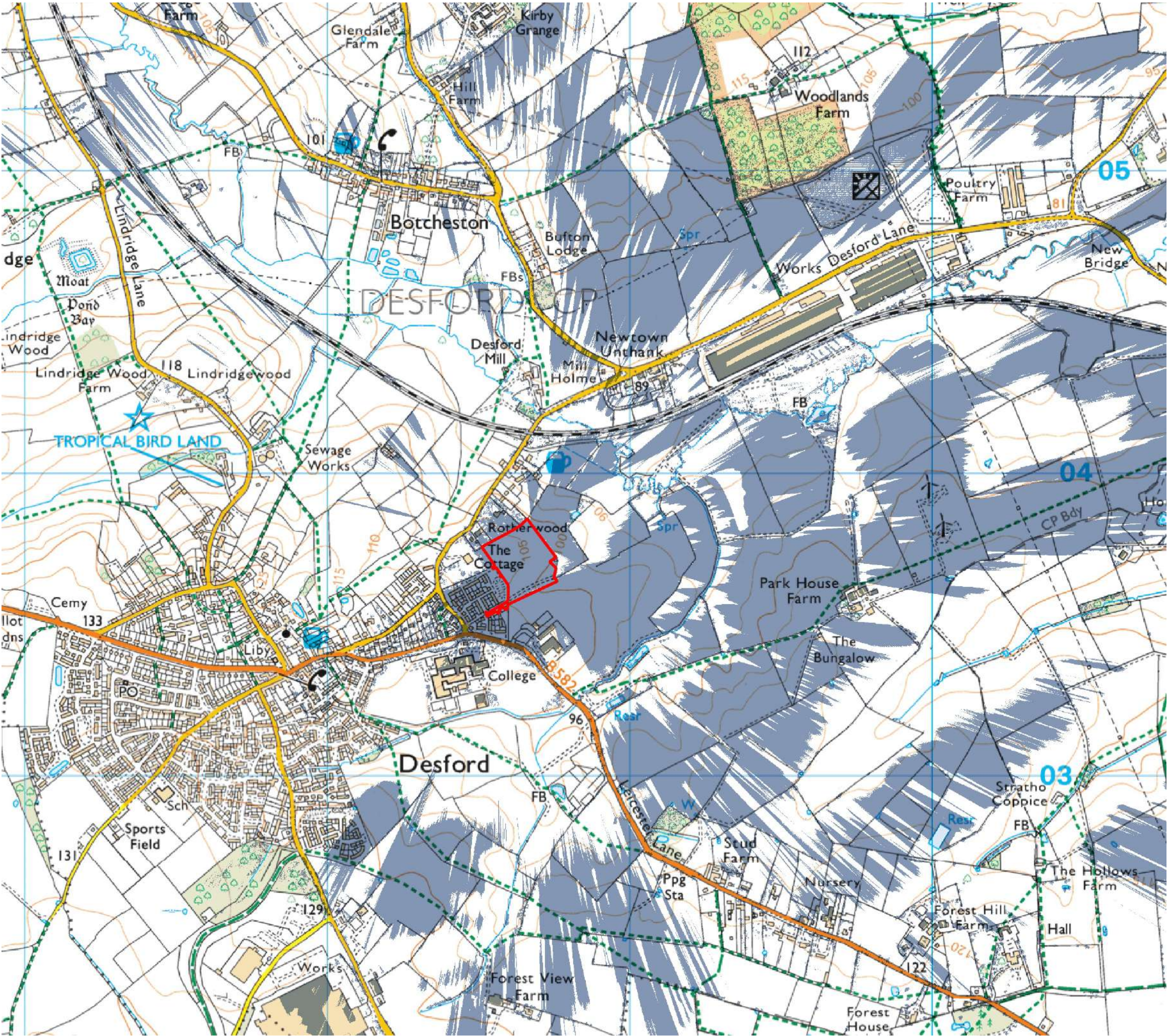


date	drwn/chkd
03/11/25	JDS/SJL

client
Miller Homes
project
**Land off Charity
Close, Desford**

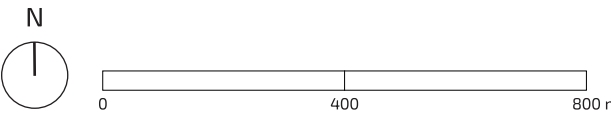
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number	rev
FIGURE 5	A



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-  Site Boundary
-  Zone of Theoretical Visibility (ZTV) (Visual Receptor Height 1.8m)

NOTES:

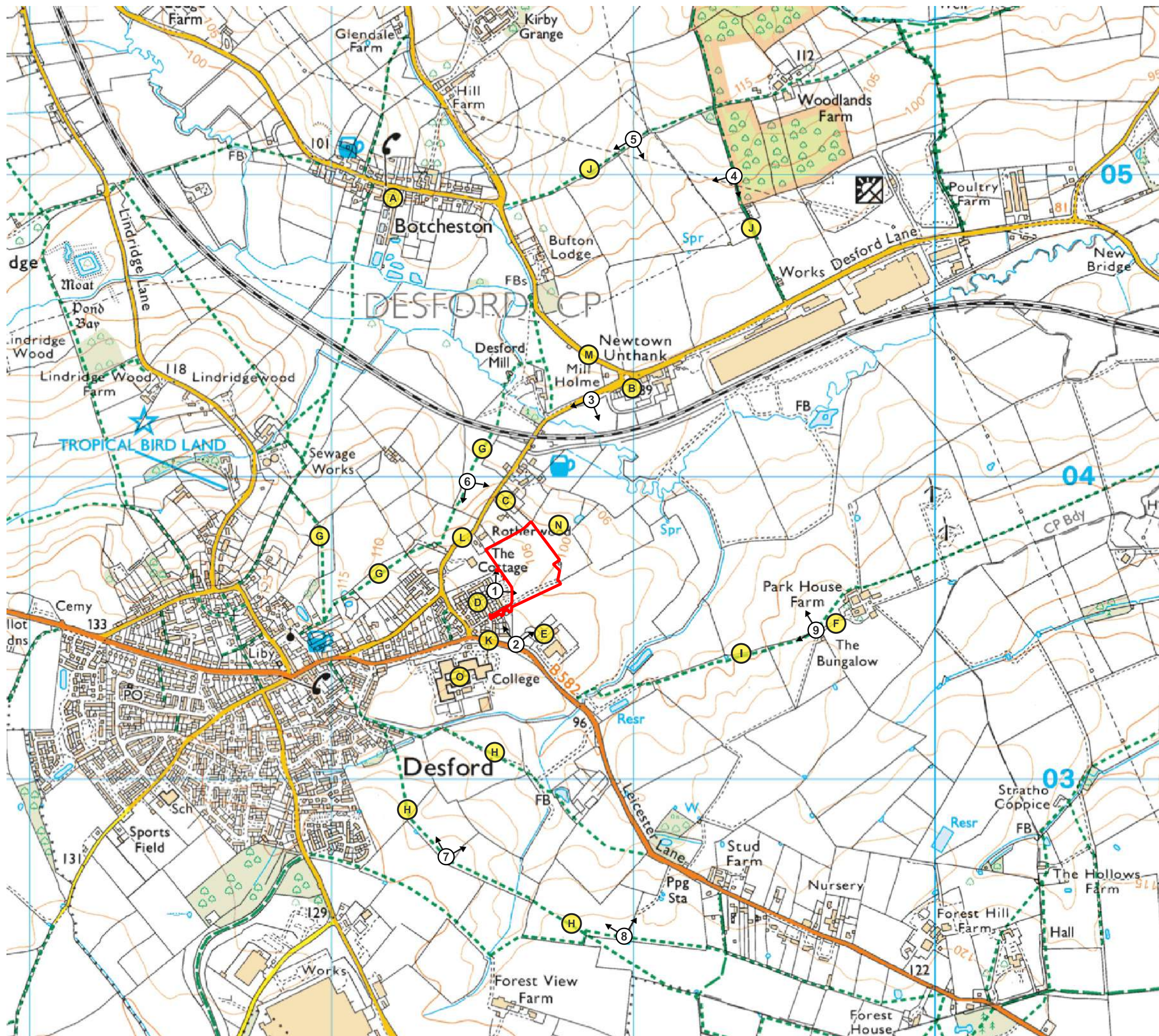
- ZTV is based on proposed building heights of 9m across the proposed built development areas.
- The context is modelled using LIDAR Composite First Return DSM (Digital Surface Model) 2022 - 1m published by the Department for Environment Food and Rural Affairs (DEFRA). This dataset is a raster elevation model at 1m spatial resolution, published in 2022. The first return DSM is produced from the first or only LIDAR signal returned to the sensor and includes heights of objects, such as buildings and vegetation, as well as the terrain surface where the first or only return was the ground.
- Existing buildings, landform, and significant vegetation (i.e. woodland) in the DSM data restrict sight lines during the ZTV analysis and help to provide an understanding of locations where development would theoretically be visible from.
- Using the LIDAR DSM detailed terrain model can be useful in identifying key view corridors and can give a more refined indication of theoretical visibility. Note, however, that the ZTV output is theoretical and still requires interpretation. For example, theoretical visibility is indicated from the roofs of buildings, which would not normally offer accessible public viewpoints.

date	drwn/chkd
03/11/25	JDS/SJL

client	Miller Homes
project	Land off Charity Close, Desford

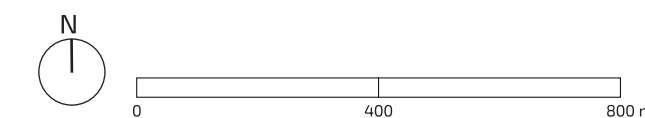
title	scale
ZONE OF THEORETICAL VISIBILITY	1:12,500 @ A3
number	rev

FIGURE 6 A



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-  Site Boundary
-  Visual Receptors
-  Viewpoint Locations

date
03/11/25

drwn/chkd
JDS/SJL

client
Miller Homes

project
**Land off Charity
Close, Desford**

title
VISUAL APPRAISAL

scale
1:12,500 @ A3

number
FIGURE 6a

rev
A

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Photo Viewpoint 1: View north east from Cortanis Lane



Photo Viewpoint 1

Visualisation Type: Type 1
Projection: 'cylindrical'
Enlargement factor: 100% (when printed at A1)
Date: 24/02/25
Time: 10:33
Camera make & model, sensor format & lens:
Canon EOS 6D FFS, Canon 50mm Lens
Horizontal Field of View: 83°
Direction of View: 035° (bearing from North)
Viewing distance: To be viewed at comfortable arm's length

date
19/03/25

drwn/chkd
SJL/ BC

client
Miller Homes
project
Land off Charity Close,
Desford

title
PHOTOVIEWPOINT 1

number
FIGURE 7

rev
A

Estimated Location of Site



Photo Viewpoint 2: View north from Leicester Lane

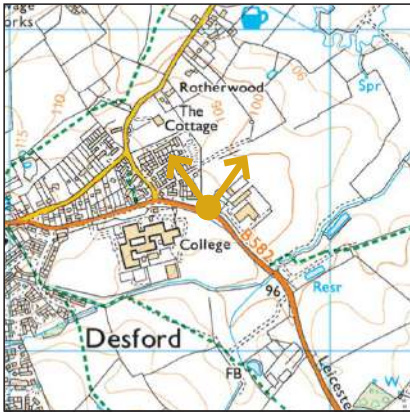


Photo Viewpoint 2

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Projection: 'cylindrical'
Enlargement factor: 100% (when printed at A1)
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Time: 10:38
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Horizontal Field of View: 83°
Direction of View: 000° (bearing from North)
Viewing distance: To be viewed at comfortable arm's length

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t: 01509 672772 e: mail@fpcr.co.uk w: www.fpcr.co.uk

date
19/03/25

drwn/chkd
SJL/ BC

client
Miller Homes

project
Land off Charity Close,
Desford

title
PHOTOVIEWPOINT 2

number
FIGURE 8

rev
A

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Estimated Location of Site (Beyond Vegetation)



Photo Viewpoint 3: View south from Desford Lane



Photo Viewpoint 3

Visualisation Type: Type 1
Projection: 'cylindrical'
Enlargement factor: 100% (when printed at A1)
Date: 24/02/25
Time: 10:54
Camera make & model, sensor format & lens:
Canon EOS 6D FFS, Canon 50mm Lens
Horizontal Field of View: 83°
Direction of View: 200° (bearing from North)
Viewing distance: To be viewed at comfortable arm's length

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date	19/03/25	drwn/chkd	SJL/ BC
client	Miller Homes		
project	Land off Charity Close, Desford		
title	PHOTOVIEWPOINT 3		
number	FIGURE 9	rev	A



Photo Viewpoint 4: View south west from R49/1

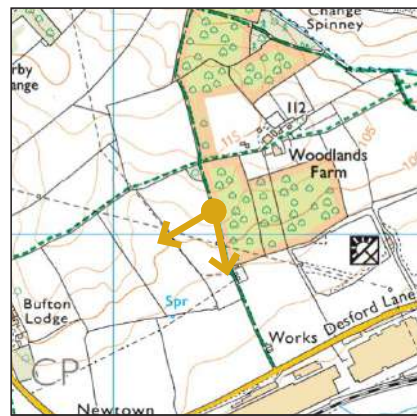


Photo Viewpoint 4

Visualisation Type: Type 1
Projection: 'cylindrical'
Enlargement factor: 100% (when printed at A1)
Date: 24/02/25
Time: 11:08
Camera make & model, sensor format & lens:
Canon EOS 6D FFS, Canon 50mm Lens
Horizontal Field of View: 83°
Direction of View: 205° (bearing from North)
Viewing distance: To be viewed at comfortable arm's length

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date	19/03/25	drwn/chkd	SJL/ BC
client	Miller Homes		
project	Land off Charity Close, Desford		
title	PHOTOVIEWPOINT 4		
number	FIGURE 10	rev	A

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Photo Viewpoint 5: View southwest from R43/1



Photo Viewpoint 5

Visualisation Type: Type 1
Projection: 'cylindrical'
Enlargement factor: 100% (when printed at A1)
Date: 24/02/25
Time: 11:17
Camera make & model, sensor format & lens:
Canon EOS 6D FFS, Canon 50mm Lens
Horizontal Field of View: 83°
Direction of View: 185° (bearing from North)
Viewing distance: To be viewed at comfortable arm's length

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date	19/03/25	drwn/chkd	SJL/ BC
client	Miller Homes		
project	Land off Charity Close, Desford		
title	PHOTOVIEWPOINT 5		
number	FIGURE 11	rev	A

Station Road

Estimated Location of Site (Beyond Landform & Vegetation)



Photo Viewpoint 6: View south east from R93/1

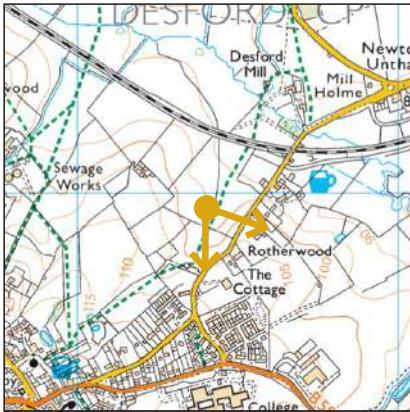


Photo Viewpoint 6

Visualisation Type: Type 1
Projection: 'cylindrical'
Enlargement factor: 100% (when printed at A1)
Date: 24/02/25
Time: 11:35
Camera make & model, sensor format & lens:
Canon EOS 6D FFS, Canon 50mm Lens
Horizontal Field of View: 83°
Direction of View: 150° (bearing from North)
Viewing distance: To be viewed at comfortable arm's length

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date
19/03/25

drwn/chkd
SJL/ BC

client
Miller Homes

project
Land off Charity Close,
Desford

title
PHOTOVIEWPOINT 6

number
FIGURE 12

rev
A

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Photo Viewpoint 7: View north from R98/6



Photo Viewpoint 7

Visualisation Type: Type 1
Projection: 'cylindrical'
Enlargement factor: 100% (when printed at A1)
Date: 24/02/25
Time: 12:09
Camera make & model, sensor format & lens:
Canon EOS 6D FFS, Canon 50mm Lens
Horizontal Field of View: 83°
Direction of View: 010° (bearing from North)
Viewing distance: To be viewed at comfortable arm's length

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date	19/03/25	drwn/chkd	SJL/ BC
client	Miller Homes		
project	Land off Charity Close, Desford		
title	PHOTOVIEWPOINT 7		
number	FIGURE 13	rev	A



Photo Viewpoint 8: View north west from R99/2



Photo Viewpoint 8

Visualisation Type: Type 1
Projection: 'cylindrical'
Enlargement factor: 100% (when printed at A1)
Date: 24/02/25
Time: 12:28
Camera make & model, sensor format & lens:
Canon EOS 6D FFS, Canon 50mm Lens
Horizontal Field of View: 83°
Direction of View: 355° (bearing from North)
Viewing distance: To be viewed at comfortable arm's length

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date	19/03/25	drwn/chkd	SJL/ BC
client	Miller Homes		
project	Land off Charity Close, Desford		
title	PHOTOVIEWPOINT 8		
number	FIGURE 14	rev	A



Photo Viewpoint 9: View west from S2/1

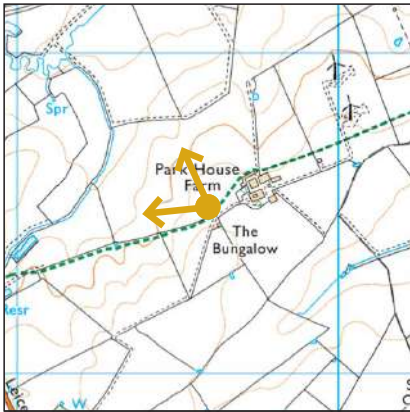


Photo Viewpoint 9

Visualisation Type: Type 1
Projection: 'cylindrical'
Enlargement factor: 100% (when printed at A1)
Date: 24/02/25
Time: 13:00
Camera make & model, sensor format & lens:
Canon EOS 6D FFS, Canon 50mm Lens
Horizontal Field of View: 83°
Direction of View: 300° (bearing from North)
Viewing distance: To be viewed at comfortable arm's length

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date	19/03/25	drwn/chkd	SJL/ BC
client	Miller Homes		
project	Land off Charity Close, Desford		
title	PHOTOVIEWPOINT 9		
number	FIGURE 15	rev	A

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Appendix A

Landscape and Visual Appraisal – Methodology and Assessment Criteria

Introduction

- 1.1 The methodology for the Landscape and Visual Appraisal (LVA) undertaken for the proposed development is detailed in the LVA report. The following information should be read in conjunction with this methodology.
- 1.2 As advised in the Guidelines for Landscape and Visual Impact Assessment (3rd Edition) (GLVIA3), the judgements made in respect of both landscape and visual effects are a combination of an assessment of the sensitivity of the receptor and the magnitude of the landscape or visual effect. The following details the definitions and criteria used in assessing sensitivity and magnitude for landscape and visual receptors.
- 1.3 Where it is determined that the assessment falls between or encompasses two of the defined criteria terms, then the judgement may be described as High/ Medium or Moderate/ Minor etc. This indicates that the assessment lies between the respective definitions or encompasses aspects of both.

Landscape

Landscape Sensitivity

- 1.4 Landscape receptors are assessed in terms of their 'Landscape Sensitivity'. This combines judgements on the value to be attached to the landscape and the susceptibility to change of the landscape from the type of change or development proposed. The definition and criteria adopted for these contributory factors is detailed below.
- 1.5 There can be complex relationships between the value attached to landscape receptors and their susceptibility to change which can be especially important when considering change within or close to designated landscapes. For example, an internationally, nationally or locally valued landscape does not automatically or by definition have a high susceptibility to all types of change. The type of change or development proposed may not compromise the specific basis for the value attached to the landscape.

Landscape Value

- 1.6 Value can apply to a landscape area as a whole, or to the individual elements, features and aesthetic or perceptual dimensions which contribute to the character of the landscape. The following criteria have been used to categorise landscape value. Where there is no clear existing evidence on landscape value, an assessment is made based on the criteria/ factors identified below (based on the guidance in the Landscape Institute Technical Guidance Note 02/21 "Assessing landscape value outside national designations", (which provides more up to date guidance than Box 5.1 of GLVIA3).

- | | | |
|-----------------------|----------------------|--|
| • Natural Heritage | • Associations | • Perceptual (scenic) |
| • Cultural Heritage | • Distinctiveness | • Perceptual (wildness and tranquillity) |
| • Landscape Condition | • Recreational Value | • Functional |

Landscape Value	Definition
High	Landscape receptors of high importance based upon factors of natural and cultural heritage, condition, associations, distinctiveness, recreational value, perceptual qualities and functional aspects.
Medium	Landscape receptors of medium importance based upon factors of natural and cultural heritage, condition, associations, distinctiveness, recreational value, perceptual qualities and functional aspects.
Low	Landscape receptors of low importance based upon factors of natural and cultural heritage, condition, associations, distinctiveness, recreational value, perceptual qualities and functional aspects.

Landscape Susceptibility to Change

- 1.7 This means the ability of the landscape receptor (overall character type/ area or individual element/ feature) to accommodate the change (i.e. the proposed development) without undue consequences for the maintenance of the baseline position and/ or the achievement of landscape planning policies and strategies. The definition and criteria for the assessment of Landscape Susceptibility to Change is as follows:

Landscape Susceptibility to Change	Definition
High	A highly distinctive and cohesive landscape receptor, with positive characteristics and features with no or very few detracting or intrusive elements. Landscape features intact and in very good condition and/ or rare. Limited capacity to accept the type of change/ development proposed.
Medium	Distinctive and more commonplace landscape receptor, with some positive characteristics/ features and some detracting or intrusive elements. Landscape features in moderate condition. Capacity to accept well planned and designed change/ development of the type proposed.
Low	Landscape receptor of mixed character with a lack of coherence and including detracting or intrusive elements. Landscape features that may be in poor or improving condition and few that could not be replaced. Greater capacity to accept the type of change/ development proposed.

Magnitude of Landscape Effects

- 1.8 The magnitude of landscape effects is the degree of change to the landscape receptor in terms of its size or scale of change, the geographical extent of the area influenced and its duration and reversibility. The table below sets out the categories and criteria adopted in respect of the separate considerations of Scale or Size of the Degree of Change, Reversibility the geographical extent and duration of change are described where relevant in the appraisal.

Scale or Size of the Degree of Landscape Change

Scale or Size of the Degree of Landscape Change	Definition
High	Total loss of or substantial alteration to key characteristics / features and the introduction of new elements totally uncharacteristic to the receiving landscape. Overall landscape receptor will be fundamentally changed.
Medium	Partial loss of or alteration to one or more key characteristics / features and the introduction of new elements that would be evident but not necessarily uncharacteristic to the receiving landscape. Overall landscape receptor will be obviously changed.
Low	Limited loss of, or alteration to one or more key characteristics/ features and the introduction of new elements evident and/ or characteristic to the receiving landscape. Overall landscape receptor will be perceptibly changed.
Negligible	Very minor alteration to one or more key characteristics/ features and the introduction of new elements characteristic to the receiving landscape. Overall landscape receptor will be minimally changed.
None	No loss or alteration to the key characteristics/ features, representing 'no change'.

Geographical Extent

Geographical extent	Definition
Extensive	Notable change to an extensive proportion of the geographic area.
Moderate	Notable change to part of the geographic area.
Minimal	Change over a limited part of the geographic area.
Negligible	Change over a very limited part of the geographical area.

Duration

Duration	Definition
Short term	The change will occur for up to 5 years.
Medium Term	The change will occur for between 5 and 10 years.
Long term	The change will occur for over 10 years

Reversibility

Reversibility	Definition
Irreversible	The development would be permanent and the assessment site could not be returned to its current/ former use.
Reversible	The development could be deconstructed/ demolished and the assessment site could be returned to broadly its current/ historic use (although that may be subject to qualification depending on the nature of the development).

Visual

Sensitivity of Visual Receptors

- 1.9 Visual sensitivity assesses each visual receptor in terms of their susceptibility to change in views and visual amenity and also the value attached to particular views. The definition and criteria adopted for these contributory factors is detailed below.

Visual Susceptibility to Change

- 1.10 The susceptibility of different visual receptors to changes in views and visual amenity is mainly a function of; firstly, the occupation or activity of people experiencing the view at particular locations; and secondly, the extent to which their attention or interest may therefore be focussed on the views and visual amenity they experience.

Visual Susceptibility to Change	Definition
High	Residents at home with primary views from ground floor/garden and upper floors. Public rights of way/ footways where attention is primarily focussed on the landscape and on particular views. Visitors to heritage assets or other attractions whose attention or interest is likely to be focussed on the landscape and/ or on particular views. Communities where views make an important contribution to the landscape setting enjoyed by residents. Travellers on recognised scenic routes.
Medium	Residents at home with secondary views (primarily from first floor level). Public rights of way/ footways where attention is not primarily focussed on the landscape and/ or particular views. Travellers on road, rail or other transport routes.
Low	Users of outdoor recreational facilities where the view is less important to the activities (e.g. sports pitches). Travellers on road, rail or other transport where views are primarily focussed on the transport route. People at their place of work where views of the landscape are not important to the quality of the working life.

Value of Views

- 1.11 The value attached to a view takes account of any recognition attached to a particular view and/ or any indicators of the value attached to views, for example through guidebooks or defined viewpoints or references in literature or art.

Value of Views	Definition
High	A unique or identified view (e.g. shown as such on Ordnance Survey map, guidebook or tourist map) or one noted in literature or art. A view where a heritage asset makes an important contribution to the view.
Medium	A typical and/ or representative view from a particular receptor.
Low	An undistinguished or unremarkable view from a particular receptor.

Magnitude of Visual Effects

- 1.12 Magnitude of Visual Effects evaluates each of the visual effects in terms of its size or scale, the geographical extent of the area influenced and its duration and reversibility. The table below sets out the categories and criteria adopted in respect of the Scale or Size (including the degree of contrast) of Visual Change. The distance and nature of the view and whether the receptor's view will be stationary or moving are also detailed in the Visual Effects Table.

Scale or Size of the Degree of Visual Change	Definition
High	The proposal will result in a large and immediately apparent change in the view, being a dominant and new and/ or incongruous feature in the landscape.
Medium	The proposal will result in an obvious and recognisable change in the view and will be readily noticed by the viewer.
Low	The proposal will constitute a minor component of the wider view or a more recognisable component that reflects those apparent in the existing view. Awareness of the proposals will not have a marked effect on the overall nature of the view.
Negligible/ None	Only a very small part of the proposal will be discernible and it will have very little or no effect on the nature of the view.

Level of Effect

- 1.13 The final conclusions on effects, whether adverse or beneficial, are drawn from the separate judgements on the sensitivity of the receptors and the magnitude of the effects. This overall judgement is formed from a reasoned professional overview of the individual judgements against the assessment criteria.
- 1.14 GLVIA3 notes, at paragraphs 5.56 and 6.44, that there are no hard and fast rules with regard to the level of effects, therefore the following descriptive thresholds have been used for this appraisal:
- **Major**
 - **Moderate**
 - **Minor**
 - **Negligible**
- 1.15 Where it is determined that the assessment falls between or encompasses two of the defined criteria terms, then the judgement may be described as, for example, Major/ Moderate or Moderate/ Minor. This indicates that the effect is assessed to lie between the respective definitions or to encompass aspects of both.

Appendix B: Landscape Effects Table (LET)									
Landscape Receptor and Reference	Judged Sensitivity of Landscape			Judged Magnitude of Landscape Effect		Description/ Notes	Overall Effect at Construction Phase	Overall Effect Upon Completion	Overall Effect at 15 Years Post Completion
	Susceptibility to Change	Landscape Value	Overall Sensitivity	Scale or Size of the Degree of Change including degree of contrast/ integration) at Stages of Project	Where applicable, are the Effects Reversible?		Major Moderate Minor Negligible None	Major Moderate Minor Negligible None	Major Moderate Minor Negligible None
	High Medium Low	High Medium Low	High Medium Low	High Medium Low Negligible None	Yes No N/A		Adverse Beneficial	Adverse Beneficial	Adverse Beneficial
National Landscape Character									
Natural England, National Character Area Profile (NCA) Leicestershire Vales	Medium	Medium	Medium	Construction: Negligible Completion: Negligible Year 15: Negligible	No	Leicestershire Vales NCA The landscape effects on the substantial landscape receptor of the Leicestershire Vales NCA (and the nearby Leicestershire & South Derbyshire Coalfield NCA), is assessed as being Negligible Adverse both on completion and in the longer term, given the overall scale of these receptors, and the fact that extensive areas of these landscapes would not be impacted (changed) and effected. Development would be located within the context of the settlement edge of Desford and would be well-contained within the wider landscape.	Negligible Adverse	Negligible Adverse	Negligible Adverse
Landscape Character Assessment (LCA): County/District									
County/ District LCA Character Area and/ or Type Newbold & Desford Rolling Farmland	Medium	Medium	Medium	Construction: Negligible Completion: Negligible Year 15: Negligible	No	Newbold & Desford Rolling Farmland The landscape effects on the Regional Landscape Character Area of Newbold & Desford Rolling Farmland, is assessed as being Negligible Adverse at construction, completion and in the longer term, given the overall scale of this receptor, and the fact that extensive areas of these landscapes would not be impacted (changed) and effected. Development would be located within the context of the settlement edge of Desford and would be well-contained within the wider landscape.	Negligible Adverse	Negligible Adverse	Negligible Adverse
Landscape Character: Site and Immediate Context									

APPENDIX B: LANDSCAPE EFFECTS TABLE (LET)									
Landscape Receptor and Reference	Judged Sensitivity of Landscape			Judged Magnitude of Landscape Effect		Description/ Notes	Overall Effect at Construction Phase	Overall Effect Upon Completion	Overall Effect at 15 Years Post Completion
	Susceptibility to Change	Landscape Value	Overall Sensitivity	Scale or Size of the Degree of Change including degree of contrast/ integration) at Stages of Project	Where applicable, are the Effects Reversible?		Major Moderate Minor Negligible None	Major Moderate Minor Negligible None	Major Moderate Minor Negligible None
	High Medium Low	High Medium Low	High Medium Low	High Medium Low Negligible None	Yes No N/A		Adverse Beneficial	Adverse Beneficial	Adverse Beneficial
Site and Immediate Context	Medium	Medium	Medium	Construction: High/Medium Completion: High/Medium Year 15: Medium	No	The impacts of the Proposed Development on the landscape receptors of the site and its immediate area and those landscape receptors within the site (e.g woodland, hedges, trees, landform) have been evaluated alongside the landscape design and mitigation measures that have been adopted. Effects at construction and completion will be Moderate Adverse due to the inherent and irreversible change to the nature of the site from Arable field to built development. Effects will be limited slightly by the reduced loss of landscape features such as trees and hedgerow. Effects will reduce to Minor Adverse at year 15 as new planting proposals will introduce characterful planting and create green corridors within the new development that, over time, will assimilate into the wider green infrastructure present in the immediate context of the development.	Moderate Adverse	Moderate Adverse	Minor Adverse

APPENDIX C: VISUAL EFFECTS TABLE (VET)												
Ref	Receptor Type, Location and photographs (including approx no. of dwellings where applicable)	Judged Sensitivity of Visual Receptor			Judged Magnitude of Visual Effects				Description/ Notes	Overall Effect at Construction Phase	Overall Effect Upon Completion	Overall Effect at 15 Years Post Completion
		Susceptibility to Change	Value	Overall Sensitivity	Distance from Site Boundary (or Built Development where stated) (approx. m/km)	Nature of View	Is the View Temporary or permanent?	Size/Scale of Visual Effect (including degree of contrast/ integration) at Stages of Project		Major Moderate Minor Negligible None Adverse or Beneficial	Major Moderate Minor Negligible None Adverse or Beneficial	Major Moderate Minor Negligible None Adverse or Beneficial
A	Residents of Botcheston	High	Medium	High	Approx. 1.2km	None	P	Construction: None Completion: None Year 15: None	The settlement of Botcheston lies approximately 1km to the north/northwest of the proposed development. There is extensive topographical change and high levels of existing vegetation present between the settlement and proposed development. Receptor A (Residents of Botcheston) will experience Negligible Adverse effects at completion and year 15, as views for residents of the Proposed Development will be difficult to discern due to the distance and intervening features in the landscape of gentle rises in the landform and overlapping vegetation. Any potential views that might be experience are likely to be observed alongside views of the existing built up area of Desford and would be inconsequential in nature.	Negligible Adverse	Negligible Adverse	Negligible Adverse
B	Residents of Newtown Unthank	High	Medium	High	Approx. 500m	Glimpse	P	Construction: Low Completion: Low Year 15: Low – Negligible	The settlement of Newtown Unthank lies approximately 500m to the north east of the proposed development. There are high levels of existing vegetation present between the settlement and proposed development. At construction effects will be Minor-Negligible Adverse, in the winter months residents of the southern edge may experience first floor, glimpsed views of the construction of the proposed development, limited by the existing vegetation and landform change experienced to the south of the settlement. Effects for Receptor B (Residents of Newtown Unthank) are judged to be Minor-Negligible Adverse at completion, with potential views of the Proposed Development likely to be observed within the context and backdrop of the built-up area of Desford. At year 15 effects are judged to reduce to Negligible Adverse on account of the establishing and maturing	Minor-Negligible Adverse	Minor-Negligible Adverse	Negligible Adverse

									landscape habitats around the perimeter of the site that would filter views of the built development.			
C	Residents of Station Road	High	Medium	High	Between Approx. 100-300m	Partial	P	Construction: High - Medium Completion: High - Medium Year 15: Medium	It is difficult to ascertain the exact extents of the effects on this receptor due to the private ownership of the dwellings, there setback from Station Road and limited access or visibility of the rear side of properties which backs onto the proposed development boundary. During construction it is probable that this receptor will experience Major-Moderate Adverse levels of effect. From first storey windows the construction of the proposed development will be evident albeit seen through some existing tree and hedgerow vegetation which will limit the level of intervisibility between the receptor and development. At completion the receptors will have some views of the Proposed Development with views filtered and obscured to some degree by intervening mature tree cover. Given their location close to the site effects are judged to be Major-Moderate Adverse at completion. At Year 15, effects are judged to reduce in degree to Moderate Adverse as landscaping along the site boundaries will be established and maturing, and which will filter and 'soften' views of the built form. These effects are restricted to a limited number of residents.	Major-Moderate Adverse	Major-Moderate Adverse	Moderate Adverse
D	Residents immediately south of the site (Cortanis Lane, Charity Close)	High	Medium	High	>100m	Partial	P	Construction: High Completion: High Year 15: High - Medium	Residents immediately south of the site are within proximity to the proposed development and in some cases front onto existing open space immediately adjacent to the proposed development boundary/access point. Note that this receptor in most places, experiences first floor views of countryside. Effects at construction will be Major-Moderate Adverse, visual disturbance will be experienced at ground and first floor levels for these residents. Receptors will experience construction traffic and activities which will heighten the awareness of the proposed development. There is limited existing screening elements that will reduce this level of awareness and visual disturbance. Effects at completion will remain Major-Moderate Adverse. Receptors will experience close range views of the Proposed Development beyond an intervening area of green space. At year 15, effects are judged to reduce to Moderate Adverse, as new tree cover beside the existing boundary hedgerow will be established and maturing and will assist in filtering and 'softening' views of built elements.	Major-Moderate Adverse	Major-Moderate Adverse	Moderate Adverse
E	Residents of Manor Hill Farm	High	Medium	High - Medium	Approx. 200m	Partial	P	Construction: High - Medium Completion: High - Medium Year 15:	Manor Hill Farm lies approximately 100-200m to the immediate south of the site. It is worth noting that this receptor already experiences new development within its view to the immediate south west of the site. Effects at construction will be evident as the receptor will have clear views of the proposed	Moderate Adverse	Moderate Adverse	Moderate-Minor Adverse

								Medium	development, in places partially limited by an existing hedgerow. Views of new dwellings and construction related activity will be readily achievable. At completion, receptors will experience some views of the Proposed Development and this would be observed within the context of views of the existing built-up area of Desford. Effects are judged to be Moderate Adverse at completion. By year 15 effects are judged to reduce to Moderate-Minor Adverse, as boundary planting will be established and maturing and will assist in filtering and 'softening' views of the development. These effects are limited to that of a single receptor.			
F	Residents of Bungalow and Park House Farm (east of the site)	High	Medium	High	Approx. 1km	Full	P	Construction: High Completion: High Year 15: High – Medium	This receptor sites approximately 1km to the east of the site in an elevated position. Receptors have clear views of the proposed development with little presence of intervening features to soften views. At construction, the proposed development will be achievable views of the both the dwellings and construction related activity. Existing landscape features will offer some screening/softening. Effects will be Moderate-Minor Adverse at construction. At completion, receptors will have views of the Proposed Development and these will be experienced and viewed against the backdrop of the built-up area of Desford. Effects are judged to be Moderate-Minor Adverse at completion. At year 15, effects are concluded to reduce to Minor Adverse, on account of the established and maturing landscape habitats around the boundaries of the site that will provide a wooded edge to the settlement, filtering and 'softening' views of the built form.	Moderate-Minor Adverse	Moderate-Minor Adverse	Minor Adverse
G	PRoW Users west of the site (R93/1, R92/2)	High	Medium	High	Closest Approx. 400m	None	P	Construction: Negligible Completion: Negligible Year 15: None	This receptor experiences extensive levels of topographical change and existing vegetation between itself and the proposed development. No views are achievable from the PRoW of the development site and none will be available of the construction of completion of the development.	Negligible Adverse	Negligible Adverse	Negligible Adverse
H	PRoW Users south of the site (R97/1, R98/6, R99/2)	High	Medium	High	Approx. 800m	Partial	P	Construction: Medium – Low Completion: Medium - Low Year 15: Low	Receptors looking north towards the proposed development will experience it within the context of existing built development in the surround/immediate context of the site. At construction effects will be Minor Adverse. The elevated position will offer views of the construction and construction related activities. The existing development to the immediate south west of the proposed development will offer some screening. At completion receptors are judged to experience Minor Adverse levels of effect as the Proposed Development will be partially visible and	Minor Adverse	Minor Adverse	Minor-Negligible Adverse

									experienced within the context of built elements in Desford that are apparent in the viewing experience. By year 15, effects are judged to reduce to Minor-Negligible Adverse as planting will have begun to mature around the periphery of the Proposed Development helping to filter and 'soften' views of the built form .			
I	PRoW Users east of the site (S2/1)	High	Medium	High	Approx. 1km	Full	P	Construction: High – Medium Completion: High – Medium Year 15: High - Medium	PRoW users east of the site have elevated and full views towards the proposed development at worst case. During construction the proposed development will be evident within the landscape, new dwellings and construction related activity will be seen from elevated positions along the PRoW's due to limited amount of intervening features in the landscape, effects will be Moderate Adverse. At completion receptors are judged to experience Moderate Adverse effects. The Proposed Development would be observed against the backdrop of the built-up area of Desford, and specifically housing at Cortanis Lane and Charity Close. By year 15 planting along edge of the new development will have established and will be maturing and will create a wooded edge to the development. This will help the development assimilate into the wider landscape context. Effects are judged to reduce to Minor Adverse.	Moderate Adverse	Moderate Adverse	Minor Adverse
J	PRoW Users north of the site (R49/1, R43/1)	High	Medium	High	Approx. 1.5km	Partial – Glimpse	P	Construction: Low Completion: Low Year 15: Low - Negligible	This receptor sits approximately 1-1.5km to the north of the site. Views are limited by landform and extensive existing vegetation associated with the PRoW's themselves and along and within the fields between them and the proposed development. At construction effects will be Minor-Negligible Adverse. Views will be limited to partial/glimpse along hedge lined PRoW' where views are only achievable at certain positions. At completion receptors are judged to experience Minor -Negligible Adverse levels of effect at completion, with partial views of the development observed within the context of other built features apparent in the viewing experience and filtered by intervening vegetation. By year 15 effects are concluded to reduce to Negligible Adverse on account of the maturing nature of the landscaping proposals that will filter and 'soften' views of built elements.	Minor-Negligible Adverse	Minor-Negligible Adverse	Negligible Adverse
K	Road users of Leicester Lane	Medium	Medium	Medium	Approx. 250m	Glimpse	P	Construction: Low – Negligible Completion: Low - Negligible Year 15: Negligible	At construction effects will be limited to Minor-Negligible Adverse. The transient nature of the receptor and its direction of travel will greatly limit effects experienced during construction. At completion receptor are judged to have Minor-Negligible Adverse levels of effect as views of the Proposed Development will be intermittent and fleeting in nature and observed by receptors within the context of other built elements.	Minor-Negligible Adverse	Minor-Negligible Adverse	Negligible

									By year 15 effects are judged to reduce to Negligible Adverse on account of the maturing nature of the landscape proposals that would integrate development into its settlement edge context.			
L	Road users of Station Road	Medium	Medium	Medium	Approx. 350m	Glimpse – None	P	Construction: Low – Negligible Completion: Low – Negligible Year 15: Negligible	At construction effects will be limited to Minor-Negligible Adverse. The transient nature of the receptor and its direction of travel will greatly limit effects experienced during construction. The landform variations greatly restrict views towards the proposed development. At completion receptor are judged to have Minor-Negligible Adverse levels of effect as views of the Proposed Development will be intermittent and fleeting in nature and observed by receptors within the context of other built elements. By year 15 effects are judged to reduce to Negligible Adverse on account of the maturing nature of the landscape proposals that would integrate development into its settlement edge context.	Minor-Negligible Adverse	Minor-Negligible Adverse	Negligible Adverse
M	Road users of Desford Lane/Botcheston Road	Medium	Medium	Medium	Approx. 1km	Glimpse – None	P	Construction: Low – Negligible Completion: Low – Negligible Year 15: Negligible	At construction effects will be limited to Minor-Negligible Adverse level of effects. The receptor is transient and sits with a well vegetated, lower elevation corridor. Road users will be travelling and speed and not concentrating on the surrounding landscape. There is also a high level of topographical change and existing vegetation between the receptor and proposed development. At completion receptor are judged to have Minor-Negligible Adverse levels of effect as views of the Proposed Development will be intermittent and fleeting in nature and observed by receptors within the context of other built elements. By year 15 effects are judged to reduce to Negligible Adverse on account of the maturing nature of the landscape proposals that would integrate development into its settlement edge context.	Minor-Negligible Adverse	Minor-Negligible Adverse	Negligible Adverse